

**BALTIMORE COUNTY
DEPARTMENT OF PLANNING**

FY

2012

Consolidated Annual Performance Evaluation Report



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Baltimore County Department of Planning

Consolidated Annual Performance and Evaluation Report FY 2012

Executive Summary

In accordance with federal requirements for jurisdictions receiving funds from the United States Department of Housing and Urban Development (HUD) for housing and community development programs, Baltimore County prepared the Consolidated Plan for Fiscal Years 2012-2016. The plan is a five-year strategy that proposes how the County will use local, state, and federal resources, as well as funds from the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Shelter Grant Program (ESG), to create decent housing, expand economic opportunity, and ensure a suitable living environment for low- to moderate-income persons and communities.

The County's Consolidated Plan reflects a vision born out of a highly collaborative process that included participation from low- to moderate-income persons and communities, community groups, non-profit organizations, individuals, government agencies, and business associations to assess needs, identify goals and objectives, and determine desired outcomes. The Consolidated Plan builds on the County's assets and opportunities to coordinate a response to the challenges of the County's urban communities. The Consolidated Plan represented a deliberate effort by Baltimore County to seek input from County residents (particularly those residents from low- and moderate-income communities and Limited English Proficient) in an open and participatory process that encourages and fosters accountability between government and its citizens.

The goals and proposed outcomes stated in the plan reflect the needs, goals, and objectives identified throughout our planning process. They formed the basis of how the County will allocate future funding based on performance and desired outcomes. The Consolidated Plan also serves as a benchmark and reference point for those entities that seek competitive funding from HUD through the SuperNOFA (Notice of Funding Availability) and through other HUD-funded initiatives. The Consolidated Plan is also a management tool that will assess the County's performance and track results on a year-to-year basis. The Consolidated Plan builds on the successes and lessons learned in the past and will incorporate those successful strategies during the Plan period.

The County's plan states how it will pursue these goals for our community development and housing programs. The statutory program goals are:

Decent Housing

- Assisting homeless persons to obtain affordable housing;
- Assisting persons at risk of becoming homeless;
- Retaining the affordable housing stock;
- Increasing the availability of affordable, decent, permanent housing to low-income and moderate-income families, particularly to people who are disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- Increasing the supply of supportive housing, which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and,

- Providing affordable housing that is close to job opportunities.

A Suitable Living Environment

- Improving the safety and livability of neighborhoods;
- Increasing access to quality public and private facilities and services;
- Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower-income persons and the revitalization of deteriorating neighborhoods;
- Restoring and preserving properties of special historic, architectural, or aesthetic value; and,
- Conserving energy resources.

Expanded Economic Opportunities

- Creating and retaining jobs;
- Establishing, stabilizing, and expanding small businesses (including micro-businesses);
- Providing public services concerned with employment;
- Providing jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- Making available mortgage financing for low-income persons at reasonable rates, using non-discriminatory lending practices;
- Providing access to capital and credit for development activities that promote long-term economic and social viability of the community; and,
- Empowering and fostering self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Assessment of Five-Year Goals and Objectives

During FY 2012, the County supported the accessibility of affordable rental housing for very low- to low-income households by providing direct assistance to tenants through the Tenant Based Rental Assistance (TBRA) program and through grants to landlords to make accessibility modifications to accommodate individuals with disabilities. Additionally, the County: used HOME funds to preserve and create affordable rental housing; continued to offer the Settlement Expense Loan Program (SELP) and Mortgage Assistance Lending Program (MALP) housing counseling to income-eligible, first-time homebuyers to increase access to homeownership; continued to support the availability and affordability of homeownership opportunities for low- to moderate-income persons through strategic investment of HOME funds; continued to fund the Single Family Rehabilitation Loan Program with CDBG funds to ensure a suitable living environment for low- to moderate-income households; used CDBG funds for the Housing Accessibility Modifications Program (HAMP), to increase access to housing and public facilities for persons with disabilities; and, continued to use its federal, state and local resources to provide emergency and transitional shelter to persons and families in need of shelter.

The County continued its Green Building Program that officially launched on September 1, 2008. Three new housing units were constructed to LEED for Homes standards and were submitted to the U.S. Green Building Certification Institute to determine either a rating of Silver or Gold. The units were sold to low to moderate-income households and are located in East Towson. Our Green Building Program incorporates a number of green and sustainable standards that will be used in some degree throughout its affordable housing grant and loan programs. The Developers' Guide and the

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Contractor General Requirements were updated and revised to require building materials, practices, and requirements to increase energy efficiency, healthy indoor air quality, and more durability within new construction and in substantial or moderate rehabilitation. Entities using our public funds to construct or rehabilitate housing must use some type of green building approach that focuses on energy efficiency, water conservation, and indoor air quality. The County also launched the Green Building webpages on Community Conservation's website and includes information about our program and provides resource information to help Baltimore County households to make informed decisions about retrofitting their homes to increase energy efficiency, save water, and reduce carbon emissions.. The URL is:

<http://www.baltimorecountymd.gov/Agencies/community/greenbuilding/index.html>.

The Sustainability Network was established to develop a Sustainability Plan that will help the County reduce greenhouse gases by 10% by the year 2012.

The County also partnered with fair housing education and advocacy groups, County agencies and neighboring jurisdictions, to ferret out discriminatory practices, remove impediments to fair housing, and continued using the services of a professional consultant to conduct an analysis of impediments to fair housing choice. The County is committed to increasing the availability and the accessibility of: services and resources that address the needs of minorities and the growing population of immigrants; public services and activities that promote economic opportunities for low- and moderate-income persons; and, public transportation and transport services.

During the Year-Five Action Plan period, the County directed its resources to low- and moderate-income communities and households throughout Baltimore County, with an emphasis on serving the Community Conservation areas and areas of Minority Concentration. During this Consolidated Plan period, the County has retained three geographic areas from its last Consolidated Plan in which to target resources: Essex/Middle River, the Liberty Road corridor, and Lansdowne/Baltimore Highlands. These areas were determined to have a high concentration of social problems, including low academic achievement, high poverty rates, declining homeownership, loss of jobs, escalating crime, aging housing stock and public infrastructure, lack of public facilities, and a lack of private investment. New priority areas added to the current Consolidated Plan include Old Dundalk, Colgate, Greater Pikesville, Turner Station, and Woodlawn. These areas have been targeted because they include a significant number of underserved individuals, including those who are low-income, minorities and immigrants. Further, the County continues to invest in East Towson, a 205 year-old African American settlement located in the heart of Towson. Most of these areas have experienced stress due to significant concentrations of low-wealth households, underachieving schools, and aging housing stock and infrastructure. A new 3 unit homeownership project was completed in East Towson and was built to LEED standards. Two units were built to LEED Silver certification and one unit was built to LEED Gold certification.

Another initiative undertaken by the County to invest in historically African-American community is the Turner Station charette. The goal of this community-wide planning process was to stabilize existing housing and create new housing opportunities. This focus on housing revitalization increase the accessibility and availability of public services and activities that promote economic opportunities for low and moderate income persons.

This section will focus on activities undertaken during the program year that address relevant Action Plan objectives and areas of high priority identified in the Department of Planning's five year

Consolidated Plan. The goals established in the Consolidated Plan and further detailed in the Action Plan along with the County's efforts to attain the stated goals are below.

- *The County will increase the availability and sustainability of affordable rental housing for very low- to low-income households by providing direct assistance to tenants through the TBRA program and make grants to disabled persons in order to make accessibility modifications to rental housing. The County will use HOME funds to create and preserve rental housing for low income households.*

During FY 2012, the County assisted 210 rental units including: Two hundred ten (210) Tenant Based Rental Assistance Vouchers were provided to households whose incomes were less than 60% of the Area Household Median Income; Ten (10) units for elderly households whose incomes were less than 60% of the Area Household Median Income (AHMI) were assisted through the Senior Program. One hundred sixty one (161) units were assisted with HOME funds through the Housing First, CHANGE, and BRIDGE programs. Thirty nine (39) units were assisted with HPRP funds. Nine (9) units were assisted with CDBG funds through our Housing Accessibility Modification Program (HAMP) to make the units accessible for very low-income persons with disabilities.

- *The County will use HOME funds to preserve and create affordable rental housing.*

See above.

- *The County will continue to fund the Settlement Expense Loan Program (SELP), the Mortgage Assistance Loan Program (MALP) and housing counseling for low-income, first-time homebuyers to increase access to homeownership.*

Sixty two (62) first-time homebuyer households whose incomes were less than 80% of the AHMI received HOME-funded mortgage assistance and closing cost assistance loans (SELP) and (MALP) and over 2,500 households received homebuyers' education to prepare them for eligibility for the SELP Program.

- *The County will continue to fund the Single Family Rehabilitation Loan Program with CDBG funds to ensure a suitable living environment for low- to moderate-income households.*

The County funded 79 CDBG-funded transactions consisting of 48 deferred loans, two amortization loans, and 29 emergency repair grants totaling \$1,182,068 during FY 2012. Of the 79 households assisted, 46 households were Black and 33 households were White. Eighty five percent (66 households) were female-headed households, and 19 households consisted of a person with a disability. Sixteen households had incomes less than 30% of the Area Household Median Income (AHMI), 33 households had incomes between 30 – 50% of the AHMI, and 30 households fell between 50-80% of the AHMI. No household served was above the 80% of AHMI.

- *Through new housing initiatives, such as the Housing Accessibility Modifications Program and their existing commitments to make public facilities more accessible, the County will use CDBG funds to increase access to housing and public facilities for persons with disabilities.*

CDBG funds were used to increase accessibility in public facilities and in housing. Details are provided in the Commission on Disabilities section of the CAPER.

- *The County will continue to use its federal, state and local resources to provide emergency and transitional shelter to persons and families in need of shelter.*

One thousand six hundred sixty (1,660) homeless individuals received emergency and overnight shelter services in County-funded homeless shelters. See Homeless Services section for further details.

- *Provide access to supportive services for people who are homeless or at risk of being homeless using federal, state and county funds..*

Eighty one thousand eight hundred sixty nine (81,869) persons experiencing homelessness or at risk of homelessness received access to supportive services. See Homeless Services section for details.

- *The County will partner with fair housing education and advocacy groups, County agencies and neighboring jurisdictions to ferret out discriminatory practices and remove impediments to fair housing.*

The County, along with Anne Arundel, Harford, and Howard Counties, along with Baltimore City submitted the Regional Analysis of Impediments to Fair Housing Choice to HU in July 2012. The Analysis included a regional analysis along with 5 local AIs. The final document was certified by the chief elected officers of each jurisdiction.

The County executed an MOU with Anne Arundel, Harford, and Howard Counties, as well as the City of Baltimore to work together to address regional impediments to fair housing choice, develop a regional housing plan, and to fund and oversee the AI Coordinator hired by the Baltimore Metropolitan Council to carry out housing activities under the BMC's Sustainable Communities Initiative.

The County participated in a working group sponsored and convened by the Baltimore Metropolitan Council to apply for a grant under HUD's Sustainable Communities program. The BMC was awarded a \$3.6 million dollar grant in February 2012. The County participates on the Steering, Nexus, Housing, and Education and Engagement Committees of the Baltimore Metropolitan Council's Sustainable Communities Initiative. The HUD-funded SCI project will develop a Regional Plan of Sustainable Development for the Baltimore region.

The County continues to fund fair housing programs and services offered by the Greater Baltimore Community Housing Resource Board and by Baltimore Neighborhoods Inc. These nonprofit agencies provide fair housing education & advocacy, testing for discriminatory practices, and help to resolve land/tenant disputes. The Baltimore County Human Relations Commission continues to provide education and technical assistance on hate crimes, diversity, and the fair housing laws as they pertain to Baltimore County.

- *The County is committed to increasing the availability and the accessibility of services and resources to address the needs of minorities and the growing population of immigrants.*

The County directly supported services to immigrant populations through three programs – Casa de Maryland, Comprehensive Housing Assistance, Inc (CHAI), and Adelante Familia: House of Ruth.

The County continues to require that all subrecipients affirmatively market federally-assisted programs. The County continues to target revitalization efforts to Historic African American Settlements including East Towson, Turner Station, and Loreley. While minorities represent about 1 in 4 persons or 25% of the population in Baltimore County, they represent about 43% of the beneficiaries of our affordable housing programs.

- *The County is committed to increasing the availability and the accessibility of services and resources to address the needs of those with Limited English Proficiency.*

The County funded two programs targeting individuals who may have Limited English Proficiency. Through Casa de Maryland and Adelante Familia 642 people had increased availability and access to services for legal and citizenship issues as well as Spanish-speaking individuals experiencing domestic violence.

- *The County is committed to increasing the accessibility and availability of public services and activities that sustain a suitable living environment.*

During FY 2012, the County increased the accessibility and the availability of public services. Nearly 8,143 persons received access to new or continued. The County had five programs that nearly doubled their original expected beneficiary numbers, including Young Parent Support Center, Casa de Maryland, Creative Kids – Cockeysville, Deltas Research and Education Foundation, and Pro-Bono Counseling. Unfortunately, two public service organizations (Associated Catholic Charities and Creative Kids-Essex) found it challenging to meet their expected goals. In one case, the newness of the program made it difficult to attract participants and in the other case, modifications in how participants were counted may have created a perceived decrease in numbers served.

- *The County provided funds to support the availability and the affordability of homeownership opportunities for low- to moderate- income persons through strategic investment of Neighborhood Stabilization Program (NSP and NCI) funds.*

The County funded 2 NSP funded transactions that assisted two African American households.

- *The County will continue to invest in housing and non-housing activities to stabilize, enhance and preserve older communities by investing resources for improvements to housing stock, community facilities, infrastructure and the leadership to sustain those improvements.*

The County has invested both CDBG and HOME funds to support housing activities to stabilize, enhance, and preserve older communities through the Single Family Rehabilitation Loan Program, the Settlement Expense Loan Program, and other activities to create access to a suitable living environment.

- *The County will continue to require specifications that incorporate and demonstrate the use of sustainable building materials and techniques in affordable housing projects to improve the suitability of the living environment and increase the affordability of maintaining housing.*

The County invested HOME funds in a 3-unit homeownership initiative in East Towson that was built to LEED standards. Two of the units will achieve a Silver rating and the third unit will achieve a GOLD rating. Neighborhood Housing Services of Baltimore was the developer of the project. The project was certified LEED Silver by the U.S. Green Building Certification Institute and Steven Winter and Associates provided the modeling and third party verification services. The units were purchased by low to moderate homebuyers that completed homebuyers education and housing counseling.

Neighborhood Housing Services also substantially rehabilitated an existing house in East Towson on Jefferson Street, using a green building approach that included high efficiency heating and ventilation system, extra insulation, water conserving plumbing fixtures, low VOC materials, and high efficiency Energy Star appliances. The home was being purchased by a low to moderate-income family.

The Dundalk Renaissance Corporation continues to incorporate green and sustainable practices in the acquisition and rehabilitation of housing in the historic area of Dundalk. The Dundalk Renaissance Corporation is a nonprofit certified CHDO that creates affordable housing opportunities for low to moderate income families.

Renaissance Square, a mixed income and mixed housing type community on the site of the former Kingsley Park Apartments, is building affordable single-family homes built to Enterprise's Green Communities standards using HOME funds to enhance the project's affordability.

Furthering Fair Housing

The Fair Housing Act prohibits discrimination in the sale, rental, financing, or other services related to housing on the basis of race, color, religion, sex, handicap, familial status or national origin. This section contains:

- An analysis of impediments;
- Actions taken to determine impediments;
- Actions taken to address impediments; and
- Other actions taken to affirmatively further fair housing.

Actions Taken to Determine Impediments

In FY 2002, the county began a multi-jurisdictional effort to update the Analysis of Impediments (AI), which is now fourteen years old. The Baltimore Metropolitan Council has been convening meetings since January 2002 facilitated by the Maryland Center for Community Development through a technical assistance grant provided by HUD. On August 9, 2004, Baltimore County signed a Memorandum of Understanding with Anne Arundel, Harford, & Howard Counties and the City of Baltimore, agreeing to work cooperatively to address impediments to fair housing choice. This effort has resulted in the issuance of a Request for Proposal to conduct an Analysis of Impediments to Fair Housing Choice for the Baltimore Regional Cooperative. After careful review of proposals submitted and interviews conducted with applicants to determine which organization would best serve the County in accordance with procurement regulations, Mullin & Lonergan Associates of Pittsburgh, PA were unanimously selected. This organization was deemed to have the depth and breadth of experience in conducting AIs and we were impressed with their methodology and vision and found their approach to be consistent with the scope of work described in their solicitation.

The regional Fair Housing Work Group met in September 2009 with Mullin & Lonergan Associates to kick off the analysis of impediments. The first draft of the analysis was complete in December 2010, and the regional analysis was completed in March 2011. Each jurisdiction provided comments to each jurisdiction's analysis and the regional analysis. The final draft was completed in December 2011. A Public Hearing was conducted on January 18, 2012 at City Hall in the Board of Estimates Hearing Room. The final Analysis of Impediments, including the Regional Analysis of Impediments and each local analysis of impediments was certified and accepted by each of the Chief Executives of each jurisdiction and submitted to HUD in July 2012.

Analysis of Impediments

The final AI identified the following categories of impediments:

- Public Sector Administrative
- Public Sector Programmatic
- Private Sector

Public Sector Administrative

The County's policy priority to preserve the rural character of two thirds of its total land space is applied in ways that limit the expansion of affordable housing opportunities.

Proposed Action: Include a statement of policy in Master Plan 2020 and the Zoning Regulations that clearly articulates the County's commitment to expanding fair housing choice. Eliminate provisions in the Master Plan and Zoning Regulations that restrict fair housing choice.

The County's zoning regulations are examined and revised from a policy perspective only on an extremely local basis.

Proposed Action: Upon the adoption of Master Plan 2020, the County should revise its zoning regulations to reflect the transect zoning system described in the Master Plan. When revising the text of the zoning ordinance and re-drawing its zoning district map, the County should incorporate AFFH principles, including provisions to expand locations where multi-family dwellings may be constructed.

The County's increasingly diverse minority population may require language accommodations more formal than the current arrangement to ensure that all residents can access programs and services.

Proposed Action II: The Housing Office should update the Section 8 Administrative Plan to include the policy determinations resulting from the four-factor analysis and include a copy of its LAP as an appendix to the Admin Plan.

Proposed Action II: Continue to provide other language services (interpreters, translators, etc.) on an as-needed basis. Members of the protected classes are underrepresented on County boards and commissions dealing with housing issues.

Proposed Action: Conduct a survey of each of the appointed citizens who are currently members of public boards to identify members of the protected classes. The survey should identify the race, gender, ethnicity, disability status and familial status of every appointed board and commission member. Thereafter, members of the protected classes should be affirmatively recruited to fill vacancies on appointed boards and commissions. Records on the membership of appointed boards and commissions will assist County officials in making appointments that reflect the County's diversity.

Public Sector Programmatic

Baltimore County's investment of CDBG, HOME and NSP funds in recent years has not demonstrated a quantifiable expansion of affordable housing opportunities outside of areas of minority and low-income concentration.

Proposed Action I: The County should revise its housing policy to affirmatively support the construction of new or the substantial rehabilitation of existing family rental units outside of impacted areas.

The County's process for allocating CDBG and HOME funds could be improved from a fair housing perspective.

Proposed Action I: In developing policy priorities for the investment of HOME and CDBG funds for affordable housing, the County should grant bonus points and deeper subsidies for projects involving rental housing for families on sites outside of impacted areas. If necessary, the County should become proactively involved in site selection, using its HOME and/or CDBG funds for property acquisition, then selecting developers through a competitive procurement process. In addition, the County may extend project-specific technical assistance and site control loans to CHDOs that wish to develop affordable rental housing for families in non-impacted areas.

Proposed Action II: Prepare and implement a written policy that encompasses the Site and Neighborhood Selection requirements at 24 CFR 983.6 and incorporate these requirements into the County's HOME written agreements. All CHDOs, developers and subrecipients should receive a copy of this policy as part of the HOME application package.

Proposed Action III: Revise the County's HOME policies to remove potential impediments to the creation of rental units in non-impacted areas, particularly the requirement that developers acquire Council approval before submitting an application for financial assistance under the County's HOME program.

Minority households have greater difficulty becoming home owners in Baltimore County because of lower incomes.

Proposed Action I: Continue to strengthen partnerships with local lenders that will offer homebuyer education and incentives to purchase homes in the County.

Proposed Action II: Continue to identify effective ways for the County, fair housing advocates, certified housing counselors, and financial lenders to increase home ownership among minorities, residents of low and moderate-income census tracts, and low- and moderate-income residents. Such methods may include: ☐ Increasing sustainable home ownership opportunities through financial literacy education including credit counseling and pre and post-home purchase education, ☐ increasing lending, credit, and banking services in low-moderate income census tracts and minority census tracts, and increasing marketing and outreach efforts of affordable mortgage products that are targeted for residents of low-moderate income census tracts, low-moderate income residents, and minorities.

The County's supply of housing that is affordable to households up to 80% of median household income (MHI) is inadequate.

Proposed Action I: Adopt an inclusionary housing ordinance that can be incorporated into the County's development codes. The ordinance should require a minimum set-aside of units (i.e., 10%) affordable to low- and moderate-income households.

Proposed Action II: Increase the Section 8 payment standard for higher cost areas in the County as a means of expanding fair housing choice outside of impacted areas.

Proposed Action III: Expand incentives for property owners and investors to build new apartment buildings or substantially rehabilitate existing buildings for occupancy by lower-income families, specifically in neighborhoods of opportunity. Provide tax abatements and deepen financial incentives for affordable housing projects located outside of impacted areas.

Proposed Action IV: Partner with regional CHDOS and other affordable housing developers to increase the supply of affordable housing in non-impacted County neighborhoods. Provide land, deepen financial assistance and reduce fees and other local regulatory barriers that impede the development of affordable rental housing for families in communities of opportunity.

The County's supply of affordable *and accessible* housing units is inadequate to meet demand.

Proposed Action I: The Housing Office should devise means of more effectively publicizing its higher payment standard allowance for landlords willing to create accessible units.

Proposed Action II: The Housing Office should maintain a current list of landlords with accessible units to provide a higher level of assistance to disabled applicants and voucher holders.

Proposed Action III: Partner with regional affordable housing developers to increase the supply of accessible housing in non-impacted County neighborhoods. Provide land, deepen financial assistance and reduce fees and other local regulatory barriers that impede the development of affordable rental housing for families in communities of opportunity.

The ability of the County's Human Relations Commission to resolve housing discrimination complaints is limited by the provisions of Article 29, the County's anti-discrimination ordinance.

Proposed Action I: Continue to provide fair housing education and outreach efforts to landlords, building owners, rental agents, and Realtors.

Proposed Action II: Expand the protections of Article 29 to prohibit discrimination on the bases of familial status and sexual orientation in order to achieve equivalency with Maryland's fair housing law.

Some of the County's policy documents should be amended to strengthen compliance with Fair Housing Act.

Proposed Action I: Amend the affirmative marketing standards so that the County is responsible to devise the standards by which the effectiveness of affirmative marketing efforts for each project will be judged.

Proposed Action II: Amend Master Plan 2020 to include an overarching policy statement to express the County's commitment to affirmatively further fair housing.

Private Sector

Mortgage loan denials and high-cost lending disproportionately affect minority applicants in Baltimore County, similar to national trends.

Proposed Action I: Continue to engage HUD-certified counselors to target credit repair education through existing advocacy organizations that work with minority populations on a regular basis.

Proposed Action II: Continue to facilitate home ownership workshops and training sessions, with special outreach in impacted neighborhoods and to engage members of the protected classes.

Proposed Action II: Conduct mortgage lending testing based on race and ethnicity.

Foreclosures in Baltimore County occur with disproportionate frequency in areas of Black concentration.

Proposed Action: Continue to facilitate buyer education workshops and training sessions and credit counseling sessions with special outreach in impacted neighborhoods and to engage members of the protected classes.

While the Greater Baltimore Board of Realtors administers programs to advance the careers of agents who have a background that enables them to promote housing opportunities to traditionally underserved groups, no records are available to demonstrate affirmative recruitment among local Realtors.

Proposed Action: Encourage the Greater Baltimore Board of Realtors to ensure that local Realtors reflect the County's diversity by encouraging the Board to maintain data that reflects the number of Realtors who are members of the protected classes.

As part of the Analysis of Impediments, Baltimore County has developed a Fair Housing Action Plan with short, medium, and long term goals.

Baltimore County
Implementation Schedule for AI Fair Housing Action Plan

	Planned Action Year				
	2013	2014	2015	2016	2017
Goal: Establish over-arching fair housing policy to establish a foundation for affirmatively furthering fair housing					
Task: Ensure that there is a statement of policy in Master Plan 2020 and the Zoning Regulations that clearly articulates the County's commitment to expanding fair housing choice	•				
Task: Incorporate AFFH principles, including provisions to expand the locations available to -family housing, into any future substantial revisions to the zoning map					•
Task: Adopt an inclusionary housing ordinance that can be incorporated into the County's development codes					

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Task: Revise policy priorities for the investment of HOME and CDBG funds to promote projects involving rental housing for families on sites outside of racially/ethnically concentrated areas	•				
Goal: Amend policy and program documents to affirmatively further fair housing					
Task: Revise the County's HOME policies to remove potential impediments to the creation of rental units in non-concentrated areas, particularly the requirement that developers acquire Council approval before submitting an application for financial assistance	•				
Task: Prepare a written policy that encompasses the Site and Neighborhood Selection requirements at 24 CFR 983.6, incorporate these requirements into the County's HOME written agreements, distribute as part of application package	•				
Task: Amend the affirmative marketing standards so that the County is responsible to devise the standards by which the effectiveness of affirmative marketing efforts for each project will be judged	•				
Goal: Increase access to County programs for persons with limited English proficiency					
Task: Complete four-factor analysis of needs and language access plan according to HUD's LEP guidance		•			
Task: Update the Section 8 Administrative Plan to include the policy determinations resulting from the four-factor analysis		•			
Task: Continue to provide language services (interpreters, translators, etc.) on an as-needed basis	•	•	•	•	•
Goal: Ensure that members of the protected classes are represented on housing-related boards and commissions					
Task: Survey current board members on a voluntary basis to document race, gender, ethnicity and disability status	•	•	•	•	•
Task: Affirmatively recruit protected class members to fill vacancies on appointed boards and commissions	•	•	•	•	•
Task: Encourage the Greater Baltimore Board of Realtors to ensure that local Realtors reflect the County's diversity by encouraging the board to maintain data demonstrating the number of Realtors who are members of the protected classes		•	•	•	•
Goal: Increase the supply of housing affordable to households below 80% MHI, specifically in opportunity areas.					
Task: Increase the Section 8 payment standard for higher-cost areas in the County as a means of expanding fair housing choice outside of racially/ethnically concentrated areas					
Task: Expand incentives for property owners and investors to build new apartment buildings or substantially rehabilitate existing buildings for occupancy by lower-income families, specifically in areas of opportunity.		•	•	•	•
Goal: Expand the availability of housing options for persons with disabilities					
Task: Devise means of more effectively publicizing the policy to increase the voucher payment standard for landlords who are willing to create accessible units					
Task: Partner with regional affordable housing developers to increase the supply of accessible housing outside of racially/ethnically concentrated areas	•	•	•	•	•
Task: Maintain a current list of landlords with accessible units to offer a high level of assistance to persons with disabilities.	•	•	•	•	•
Goal: Improve the existing process for receiving, investigating and recording housing discrimination complaints					
Task: Expand the protections of Article 29 to prohibit discrimination on the bases of familial status and sexual orientation in order to achieve consistency with Maryland's fair housing law.			•		
Task: Continue to provide fair housing education and outreach efforts to landlords, building owners, rental agents and real estate agents	•	•	•	•	•
Goal: Mitigate the extent to which mortgage loan denials and high-cost lending disproportionately affect minorities					
Task: Continue to engage HUD-certified counselors to target credit repair education through advocacy organizations that work with minority populations	•	•	•	•	•
Task: Continue to facilitate home ownership education and outreach with particular attention to members of the protected classes	•	•	•	•	•
Task: Determine whether a local agency exists that has the capacity to provide mortgage lending testing on the basis of race		•			

Actions Taken to Address Impediments in FY 2012

The county has developed key partnerships with public/private organizations, citizens, communities, religious organizations, and local industry to address the concerns identified as impediments in the AI. Specific actions undertaken to address and/or remediate identified impediments include:

- Participated in the Baltimore Metropolitan Council's Sustainable Communities Initiative in the development of a Regional Plan for Sustainable Development for the Baltimore Metropolitan region to promote equitable housing, transportation choices, and workforce development opportunities without negatively impacting the Chesapeake Bay watershed.
- Worked with the Regional Fair Housing Group to develop a job description for an Analysis of Impediments Coordinator for the Baltimore region. Executed a Memorandum of Understanding with the Baltimore Metropolitan Council to contribute funding to the BMC to help fund the position for the next three years. Former CPHA Executive Director Dan Pontius was hired in July 2012 as the AI Coordinator for the Baltimore region. He will be responsible for the development of a regional housing plan that will become part of the Regional Plan for Sustainable Development. He will also coordinate several focus groups on the AI in FY 2013.
- Created a Fair Housing Specialist position within the Department of Planning to coordinate the County's Fair Housing Action Plan. The Fair Housing Specialist will start employment with the County effective October 9, 2012. The Fair Housing Specialist will be responsible for coordinating fair housing policies and activities and community development projects funded through various local, state and federal programs, including but not limited to, the federal Community Development Block Grant Program, the federal Home Investment Partnership Act Program, and other state and county bond funds.
- Increased affordable homeownership opportunities to citizens through efforts of public and private partnership by cutting the cost of homeownership including financing, production and transaction costs, and fees.
- Worked with affordable housing developers to identify rental housing opportunities in non-impacted areas for families and households with disabilities. Prepared a map of areas impacted by race and income.
- Funded Emerge, Inc., a qualified nonprofit organization to administer the Housing Accessibility and Modification Program (HAMP). Provided funding to assist low-to moderate income disabled households with funds to make accessibility modifications to rental housing to increase the availability of accessible affordable housing.
- Required set-asides of affordable accessible rental housing in multifamily rental properties seeking gap financing to preserve affordable rents.

- Provided funding to nonprofit housing counseling agencies to support foreclosure prevention and mitigation efforts. We have continued our foreclosure prevention and mitigation outreach by conducting monthly education seminars on foreclosure prevention in different locations including areas impacted areas that were greatly affected by the foreclosure crisis and throughout Baltimore County in order to reach more people.
- Expanded opportunities for homeownership for low to moderate-income families through home buyers' education and counseling, information technology, communications media, community-based marketing efforts and community involvement.
- Contracted with Southeast CDC to provide first-time homebuyers education and housing counseling and administration of the Settlement Expense Loan Program for Spanish speaking households seeking to purchase homes in Baltimore County.
- Co-sponsored the Baltimore County Human Relations Commission Fair Housing Conference during Fair Housing month.
- Expanded opportunities for homeownership for low to moderate income families and families of color by providing closing cost and down payment assistance as well as provide deeper subsidies to lower the mortgage principal.
- Implemented effective testing programs to identify discriminatory sales and rental practices by funding Baltimore Neighborhoods Incorporated to conduct testing programs that identify discriminatory sales and rental practices. Baltimore Neighborhoods, Inc.(BNI) provided fair housing education and access to a suitable living environment to Baltimore County residents through advocacy groups, counseling, and community outreach. Baltimore Neighborhoods sought to seek out and eliminate discriminatory practices and remove barriers to fair housing. BNI benefitted 4885 people.
- Provided funding to the Greater Baltimore Community Housing Resource Board to develop and deliver fair housing education through a variety of media including television, radio, and print media. Greater Baltimore Community Housing Resource Board, Inc. (GBCHRB) provided fair housing education, advocacy groups, publications, public forums, mass media presentations, and liaison with and support of relevant agencies. GBCHRB benefitted 70,340 people.

Education and Community Outreach

The Baltimore County Human Relations Commission continues to execute the education and community outreach programs that encourage fair housing compliance by providing education and community outreach and enforcing fair housing law. In FY 2012, the County:

- Developed public service announcements as an effort to disseminate information about the Commission's fair housing enforcement law.
- Under a cooperative agreement with the Baltimore County Office of Aging, the Human Relations Commission staff provides on-site presentations to seniors at each of the County senior centers called "Know Your Rights and Responsibilities under the Law".

- Co-sponsored along with the Baltimore County Police Athletic League, Baltimore County Public Schools and the Greater Baltimore Community Housing Resource Board, a fair housing poster contest in Baltimore County schools to acquaint young people in the community with the concept of fair housing.
- Included a “fair housing segment” in the commission’s newsletter.
- Sponsored the Baltimore County Human Relations’ Commission’s Fair Housing Outreach and Education event in April 2012 at the Sollers Point Community Center in Turner Station.
- Distributed fair housing brochures, posters, and bookmarks that cover fair housing rights and requirements under the county’s fair housing law and distributing them in the communities within Baltimore County.
- Conducted workshops and seminars for Baltimore County Police Community Relations Councils, community groups and organizations regarding hate crimes.
- Adopted a policy to invite speakers from diverse ethnic and racial groups to address the monthly meetings of the Baltimore County Human Relations’ Commission.
- Visited rental management offices and community associations to encourage them to embark on activities that enhanced fair housing within the community.
- Exhibited at the Maryland Multi Housing Association’s Annual Conference and Exhibit to recruit landlords to participate in our rental housing programs.
- In conjunction with the Coalition Opposed to Violence and Extremism (C.O.V.E.), sponsored a summit, “Hate Bias – The Crime Behind the Crime”, on May 16, 2012. The summit targeted law enforcement officers charged with enforcing Maryland Hate Crime laws, and will feature subject matter experts from law enforcement and the judiciary. The summit provided valuable training in incident response, investigative tools, the impact of social media, and how to build effective hate bias cases.

Fair Housing Enforcement

The Human Relations Commission continued to enforce its fair housing law by ensuring that complaints were handled in an effective and efficient manner. The Commission worked cooperatively with other fair housing agencies and organizations to identify discriminatory housing practices in Baltimore County. The county continued funding of the Greater Baltimore Community Housing Research Board and Baltimore Neighborhoods, Incorporated to provide discrimination testing, landlord/tenant relations, community education, and outreach resources for Baltimore County.

The Challenge of Affordable Housing

With the demand for housing and the subsequent increase in sales prices and property values, the demand for affordable housing continues to increase. Renters and even owner-Occupants are paying increasingly larger shares of their income for housing costs. According to the Comprehensive Housing Affordability Strategy (CHAS) data, more than 36% of all renter households and more than 25% of all owner households experience a housing cost burden. Fair market rents have increased, and this has contributed to an increase in the amount of Housing Assistance Payments in the Housing Choice Voucher Program (formerly called the Section 8 Program). As a result, people on the Housing Choice Voucher waiting list can anticipate a seven-year wait, up from just under a two-year wait four years ago. As of February 2010, there were over 21,000 households on the Housing Choice Voucher waiting list. According to the

Baltimore Homeless Management Information System, 40% of homeless persons surveyed cite lack of affordable housing as a contributor to their homelessness. The number of elderly citizens experiencing a housing cost burden has increased. The Baltimore County Commission on Disabilities cites affordable, accessible housing as a priority of significance. Housing opportunities for very low-income persons, earning 30% or less of the Area Household Median Income (AHMI), are scarce as the supply of Housing Choice vouchers is unable to meet the demand for housing assistance. As the demand for housing has increased, so has the price of housing. Sales prices in Baltimore County have nearly doubled in the past five years, while wages have only grown by 20%. The past five years have presented the County with both opportunities and challenges to implement new, affordable housing strategies. As the housing market has tightened due to the tight lending market, the sales prices of housing has been decreasing. This has led to an increase in participation in the Settlement Expense Loan Program and continued participation in our Neighborhood Stabilization Program.

Meeting the Challenge with New Initiatives and Investment

For a complete listing of progress in meeting affordable housing objectives by income, household size, and tenure type, please see the attached PR 03 report. A summary of Baltimore County's housing information is found below.

Increasing the Availability of Affordable Rental Housing

During the past fiscal year, the County continued strategies to address critical rental housing needs by piloting new affordable housing programs, such as the Housing First program that provides housing assistance to persons and families in emergency shelters in the form of Tenant Based Rental Assistance (TBRA). The Housing Accessibility Modification Program (HAMP) provides grants to landlords housing persons with disabilities to make those rental units accessible. In the past fiscal year, the County funded 9 HAMP activities to increase the availability of affordable rental housing for persons with disabilities.

During the reporting period, the County provided HOME funds to preserve affordable rental housing at Pikeswood Apartments, 20 units were assisted with HOME funds in this 149 rental property to assist families whose income does not exceed 60% of median income or less. Financed with tax exempt financing provided through the State of Maryland, the County provided \$500,000 in HOME funds. The County has also provided or committed HOME funds to assist with the creation of affordable elderly housing in Owings Mills. This project was assisted with \$500,000 in HOME funds as well as a Payment in Lieu of Taxes Agreement (PILOT). There are as many people on the waiting list as there are people with the housing vouchers. The TBRA program has become a valuable tool to provide short-term rental assistance (24 months) to very low-income families. During the Consolidated Plan period, the County will continue to selectively use TBRA to provide a bridge from emergency and transitional housing to permanent housing, and to assist families who need housing as a result of being displaced. During FY 2012, 210 households received assistance through TBRA programs.

Increasing Access to Affordable Homeownership

Increasing access to homeownership continues to be a major priority for the County. Eighty percent of all American homeowners' wealth is derived through the equity in their homes. Homeownership is a critical element in the stabilization and the revitalization of our

communities, and it contributes to the academic achievement of our schools. The County's homeownership rate has declined due to foreclosures and a slowing of the housing market and at 63.1% is lower than the State of Maryland's at 69.4%. Many neighborhoods are benefiting from very high levels of homeownership, including lower-wealth communities like Dundalk, with a homeownership rate of 72%. However, there continues to be a disparity in homeownership levels across racial lines, and African Americans, Hispanics, and Asians have lower rates of homeownership. Programs like the County's Settlement Expense Loan Program (SELP) and Mortgage Assistance Loan Program (MALP) are helping to close the disparity gap. Several national research studies have indicated that the major barriers to homeownership have been the high costs of settlement in Maryland (among the highest in the country), cash for downpayment and closing costs, credit issues, and the price of housing (prominence is not necessarily in that order). SELP provides first-time homebuyers with both pre-purchase and post-purchase services, including housing counseling, homebuyers' education, credit counseling, delinquency and default counseling, and financial literacy. The program also provides cash assistance in the form of a deferred loan that converts to a grant after 15 years of residence. Since the start of the program in 1994 through this fiscal year, the County has enabled 2427 households to realize the dream of homeownership. In FY 2010, fifty three households receiving HOME-funded closing cost assistance loans became first-time homebuyers.

While SELP can address barriers to homeownership, such as cash for down payment and closing costs, credit repair, and financial literacy, SELP does not impact housing affordability. Housing counseling programs prepare first-time homebuyers on how to determine affordability; however, they cannot make the price of a home more affordable. As housing has become less affordable throughout the County, areas that were considered to be affordable during the current Consolidated Plan period have also been impacted by the rise in property values and sales prices. For example, the Foxridge townhouse community, which is located in a low-mod census tract in Essex, saw house prices rise from \$75,000 in 2003 to \$140,000 in 2006. Today a townhouse in the Foxridge community sells for a range of \$75,000 to \$15,000. That represents a decrease in the housing market in this community. Despite a weakening housing market, recent modest declines in value and sales prices, wages have not kept pace with housing costs in the last seven years.

In July 2008, President Bush signed into law, the Housing and Economic Recovery Act of 2008. Known as HERA, an allocation of CDBG-like funds called the Neighborhood Stabilization Program (NSP) were made available to entitlement jurisdictions nationwide. Baltimore County received an allocation of nearly \$2.6 million and submitted a substantial amendment to the Action Plan in December 2008, which was subsequently approved in January 2009. The NSP funds were intended to address the impact on communities of vacant and/or abandoned houses due to foreclosure. The funds departed from CDBG in that the beneficiaries could earn up to 120% of the AHMI with the stipulation that 25% of the funds be used to benefit households earning 50% or less than the AHMI. The County established a downpayment program in concert with its existing SELP and MALP programs. The NSP provided up to \$50,000 in the form of a deferred loan to acquire or acquire and rehabilitate properties that were vacant and/or abandoned due to foreclosure. The program is administered by our existing nonprofit housing counseling agencies and borrowers must use lenders from a pre-approved lenders list that meets the requirements of the NSP regulations. Funds from this allocation of NSP (\$649,220) were used to

create affordable rental units for individuals or families with incomes below 50% of AML. Five units were acquired and will be rehabbed to energy star standards for the established special needs (homeless or HOPWA residents) population.

The County is committed to increasing homeownership in the Planning Areas and has used HOME funds to support the creation of affordable, owner-occupied housing in Dundalk, East Towson, and Riverview. HOME funds leveraged private investment from Fannie Mae, Metro Housing Corporation, and the State of Maryland to provide financing for the redevelopment of East Towson, a 204-year-old African American settlement located in the heart of Towson.

The County has supported, and will continue to support, Community Housing Development Organization (CHDO) homeownership projects in Dundalk and East Towson. The acquisition of the former Kingsley Park Apartments (a World War II era, troubled apartment complex in Essex) and the subsequent redevelopment of the site into a mixed-income and mixed-housing community, has stabilized the community and provides decent, safe, and attractive affordable housing on the site. The site has a mixture of housing types, such as elderly housing (garden style, three- to four-story buildings), townhouses, cottages, and manor houses.

Section 215 Accomplishments

Number Assisted by Category

Section 215 of Title II of the National Affordable Housing Act defines “affordable” housing projects under the HOME program. A total of 474 Section 215 units were assisted during the reporting period and these units met the affordable housing definition for both rental and homeownership units. A breakdown of those units is below.

Section 215 Rental Units	Section 215 Homeownership Units
310	164

Section 215 Compliance

Number of households assisted with housing that meets Section 215 definition of affordable housing for rental and homeownership.

<i>Project Name</i>	<i>Households Assisted</i>	<i>Type of Household Assisted</i>	<i>Project Type</i>
<i>Senior Program</i>	<i>10</i>	<i>Elderly Rental</i>	<i>TBRA</i>
<i>HPRP</i>	<i>39</i>	<i>Single Moms</i>	<i>TBRA</i>
<i>Housing First</i>	<i>61</i>	<i>Single Moms 2- Parents and Children</i>	<i>TBRA</i>
<i>CHANGE</i>	<i>73</i>	<i>Singles, Single Parents and Families</i>	<i>TBRA</i>
<i>BRIDGE</i>	<i>27</i>	<i>Singles, Single Parents</i>	<i>TBRA</i>

		<i>and Families</i>	
<i>Housing Accessibility Modification Program</i>	9	<i>Individuals With Disabilities</i>	Rental
<i>Redevelopment of Rental Housing</i>	91	<i>Families and Elderly</i>	Preservation/Rental
<i>SELP/MALP</i>	62	<i>Singles, Couples with Children and Single Head of Households</i>	Homeownership
<i>Neighborhood Stabilization Programs and Homeownership projects</i>	2	<i>Singles, Two Parent Families, Single Head of Households</i>	Homeownership
<i>Single Family Rehabilitation Loan Program</i>	79	<i>Two Parent Families, Single Head of Households, Elderly</i>	Owner-Occupied Preservation
<i>Rebuilding Together Baltimore</i>	21	<i>Elderly, Single Head of Household</i>	Owner-Occupied Preservation

Efforts to Address “Worst-Case Needs”

Worst-case housing needs are defined as the housing needs of low-income renter households who experience severe rent burdens or who pay more than half their income for rent, live in seriously substandard housing (which includes homeless people) or that have been involuntarily displaced. Baltimore County has made some progress in addressing worst-case housing needs. The county has developed a housing strategy in conjunction with developers, housing advocates, nonprofit organizations, and government agencies to increase the number of housing units available for homeless persons and persons at risk of being homeless. The County has required set-asides for homeless persons and families in two HOME-assisted rental projects, Portside Apartments and Lansdowne Gardens Apartments. The County is providing Tenant Based Rental Assistance to homeless families and individuals that are living in emergency shelters and transitional housing facilities.

Maintaining and Updating Existing Housing

The County’s housing stock is aging, and more than 70% is aged 30 years or more. Some of it is lacking in amenities desired by today’s families, such as multiple bathrooms, large bedrooms and closets, central air conditioning, and laundry facilities. More than 85% of the housing stock was built prior to the American with Disabilities Act and may not be accessible for individuals with disabilities. As the County’s housing stock ages, so does its population. Baltimore County has the largest elderly population in the State of Maryland, most of whom would prefer to age in place and who are experiencing decreased mobility. The County has funded the Baltimore County Single Family Rehabilitation Loan Program for over 30 years. The program has helped

2236 households make repairs and improvements that have enabled families to stay in their homes for longer periods of time and to correct hazardous and unsafe conditions.

Sustaining Affordability by Developing Healthy, Green Housing

During FY 2008, the County established the Green Building Program within the Department of Planning and also established the Baltimore County Office of Sustainability. The Green Building Program incorporated green and sustainable criteria and standards within its single and multi-family housing grant and loan programs. A checklist was developed for rehabilitation projects that incorporated the Energy Star standards as the minimum criteria for rehab and renovation. The Department of Planning's Housing Opportunities Program revised its Developers Guide to include the new green and sustainable criteria that all developers are required to comply with as a condition of receiving financial assistance from the Department of Planning.

Baltimore County received a \$4 million grant from HUD's Office of Healthy Homes to reduce lead hazards in 250 units. Lead Safe Baltimore County, is working with the owners of Day Village Townhomes in Turner Station to remove lead hazards in qualified units to reduce the possibility of lead poisoning in children under the age of six. Working with the Coalition to End Childhood Lead Poisoning, the project combines, lead hazard remediation with code enforcement and community education. This initiative is another step in our efforts to ensure that Baltimore County has healthy, lead-safe, and energy-efficient housing for low income families. During FY 2012, 110 units were made lead-safe or lead free for low-income families with children under the age of six.

Finally, the Baltimore County Grants Review Committee approved the funding of a 3-unit new construction project in East Towson that was built to LEED for Homes standards. The Baltimore County Council approved the project on September 2, 2008. The project was a joint venture between the Neighborhood Housing Services of Baltimore and Professional Choice Inc. Steven Winters and Associates was the project's third party verifier. Steven Winter and Associates is one of the nation's leading green architects that won a national award for their design of the Clinton Presidential Foundation Center. They were also the designers on the Bank of America Tower and the Hearst Building in New York City. The project was completed in June of 2011 and is fully occupied. The units were purchased by low to moderate-income first time homebuyers and all have accessible first floor master bedrooms and bath. All of the homes received their LEED certification from the U.S. Green Building Council in the spring of 2012.

Community Development Block Grant Program

Use of CDBG Funds

The needs identified in the Consolidated Plan include housing, special needs (elderly, persons with disabilities—physical, mental, and developmental, persons with alcohol and other addictions, and persons diagnosed with AIDS and related diseases), homeless needs, lead-based paint hazards, and community development. As discussed thoroughly in the self-evaluation

section of this CAPER, the projects that Baltimore County has funded with CDBG funds are tailored to meet the abovementioned needs and the overall indicators of decent housing, providing a suitable living environment, and creating economic opportunity. Maximum feasible priority was given to activities that benefited low- and moderate -income families and aided the prevention or elimination of slums or blight. Otherwise, CDBG funds were utilized to fulfill other urgent community development needs that posed a serious threat to the health or welfare of a community.

CDBG Fund Distribution

The aggregate use of CDBG funds during FY 2012 principally benefited persons of low and moderate income, ensuring that more than 100% of the amount was expended for activities that benefited such persons during the designated period. CDBG funds were used principally to benefit low/mod persons. CDBG funds were used to assist transitional housing for homeless women and their children; to provide rehabilitation loans and emergency repair grants to low/mod homeowners; operating assistance for homeless shelters; soup kitchens and homeless services providers; remove architectural barriers to increase access to public facilities for people with disabilities; weatherization assistance for low/mod homeowners; and homebuyers education for low/mod first time homebuyers.

Consolidated Plan Compliance

Efforts in carrying out action plan

Baltimore County made every effort to utilize its CDBG resources to carry out the action plan as stated.

Pursuit of Resources

Baltimore County pursued all resources previously indicated to assist in the implementation of its Consolidated Plan, including, but not limited to, renewal applications under the HUD Supportive Housing Program, as well as Maryland State bond, housing and competitive grant programs.

Certification

Baltimore County, in a fair and impartial manner, provided requested certifications of consistency for HUD programs, as it indicated it would, upon careful review of the proposed application's consistency with county's stated Consolidated Plan goals and objectives. When an application was not granted a certificate of consistency, a written explanation was provided to the applicant clearly identifying the reasons for the application's inconsistency.

Implementation

Baltimore County made no effort to hinder the Consolidated Plan through action or willful inaction. The office complied with the overall benefit certification.

Consolidated Plan Objectives

Compliance with National Objectives

Baltimore County used all CDBG Program funds to address the national objectives detailed in 24 CFR 570.1(c), and gave maximum feasible priority to activities which benefit low and moderate

income families, in accordance with Section 106 of the Housing and Community Development Act of 1974, as amended, and if applicable, under Section 108 of the same Act. During Fiscal Year 2012, all funds expended principally benefited persons of low and moderate income in a manner that ensured that not less than seventy (70) percent of the funds expended were used for activities that benefit such persons during such period. Therefore, the county is in compliance with its certification regarding program national objectives.

The statutory program goals are:

- Decent Housing
- A Suitable Living Environment
- Expanded Economic Opportunities

Further, CDBG Outcome Performance Measurements have identified Outcome Categories and Outcome Objectives to measure achievement in CDBG funded programs. Outcome categories are tied to the three basic tenets of the CDBG program: Decent Housing, Suitable Living Environment, and Economic Opportunity. Outcome Objectives ask subrecipients and Grantees to determine whether CDBG funded activities achieve accessibility of, affordability of, and the sustainability of Decent Housing, Suitable Living Environment, and Economic Opportunity. It is through these set of criteria that funding decisions have been measured against and the standards to which subrecipients will be held in measuring accomplishments. Specifically, CDBG funds were used to:

- Increase access to a suitable living environment by assisting transitional housing for homeless women and their children;
- Increase the sustainability and the affordability of decent housing by providing rehabilitation loans and emergency repair grants to low/mod homeowners;
- Increase access to a suitable living environment by operating assistance for homeless shelters; soup kitchens and homeless services providers;
- Increase access to a suitable living environment by remove architectural barriers to increase access to public facilities for people with disabilities;
- Increase the sustainability and the affordability of decent housing through homebuyer education for low/mod first time homebuyers.

Affordable Housing

Rebuilding Together: Low-Income Home Repair

Rebuilding Together provided home repairs for 21 low-income households. Original expectations were 20 home repairs and 10 smaller fix-it jobs. Rebuilding Together performed 20 home repairs and four smaller fix-it roofing jobs. In total, they performed 24 projects and served 21 households. Volunteers performed the majority of the repair work. The program has two parts: Rebuilding Day and the Fix-It Squad. The target community for FY2012 was the Colgate. Priority was given to low-income households of the elderly and disabled. Both of the projects helped keep homeowners warmer, safer, and drier and will help to revitalize communities. Grant funds supported salaries for the Executive Director and Program Services Director as well as

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rent, contractual services and supplies for the program. Grant funds leveraged an additional \$161,189 from other foundation, and fundraising sources and \$159,000 in in-kind contributions.

Single Family Rehabilitation Programs

In FY 2012, the County continued to administer the CDBG funded single-family rehabilitation loan and grant program. A total of \$1,182,068 in CDBG funded loans and grants were provided to 79 low and moderate-income households.

Sixty-one percent of the total households assisted received deferred loans totaling \$941,547. Thirty-seven percent of households were provided with grants totaling \$215,558 and two households received low interest amortized loans totaling \$24,963. The majority of emergency repairs were for replacement of furnaces and sewer lines. Others consisted of roof replacement and electrical repairs.

Of the 79 households assisted, 33 were White or Caucasian and 46 were black or African-American. Sixty-six of the 79 households were female-headed and 19 households had at least one resident with a disability. Sixteen households had incomes less than 30% of the Area Household Median Income (AHMI), 33 households were between 30 and 50% of the AHMI and 30 households were between 50 and 80% of the AHMI. No household had income over 80% of the AHMI.

All rehabilitation units built prior to 1978 were assessed for lead based paint. Thirteen of the 79 rehab properties tested positive for lead. A total of \$45,353 was expended to reduce the lead-based paint hazards, which consisted of replacing windows and/or doors.

Acquisition, Rehabilitation, or Demolition

No activities involving the acquisition, rehabilitation, or demolition of property resulted in displacement.

Generated Income

No activities were undertaken that generated income to revolving funds, from float-funded activities, from the sale of real property, from parcels of CDBG-acquired property available for sale, or from lump sum drawdown payments. \$323,610 in CDBG program income was generated mostly from single-family rehabilitation loan repayments.

Limited Housing Activities

The following is a list of Limited Housing Activities undertaken by Baltimore County in FY 2012:

IDIS Number	Activity Name	Project Title	Presumed/Limited	HUD Criterion
4399	Baltimore County	Affordable Housing – Single Family Rehab	L - Eligible rehab & preservation activities	570.202

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4397	Baltimore County	Housing Accessibility Modification Program	P – Eligible rehab & preservation activities	570.202
4419	Chimes, Inc.	Accessibility & Maintenance Renovation to Group Home	P – Eligible rehab and preservation activities	570.202
4383	Diversified Housing Development	Settlement Expense Loan Program	P – Eligible rehab & preservation activities	570.201N
4385	Eastside Community Development Corporation	Settlement Expense Loan Program	P – Eligible rehab & preservation activities	570.201N
4387	Emerge, Inc	2011-2012 Emerge Projects	P – Eligible rehab and preservation activities	570.202
4386	Emerge, Inc.	Apartment Accessibility Project	P – Eligible rehab and preservation activities	570.202
4486	HAMP – 127 Allgate Road	HAMP	P – Eligible rehab & preservation activities	570.202
4588	HAMP – 5624 North Lane 21206	HAMP	P - Eligible rehab & preservation activities	570.202
4393	Harbel Housing Partnership	Settlement Expense Loan Program - Harbel	L – Homeownership assistance	570.201N
4576	Harbel Housing Partnership	HOME Planning and Admin	L – Homeownership assistance	570.201N
	Housing Opportunities Rehabilitation Program	Affordable Housing - Rehab	L – Eligible rehab & preservation activities	570.202
4406	Jewish Community Services	Capital Improvments for Accessibility	P – Eligible rehab & preservation activities	570.202
	Milbrook Friendly Neighborhood Project	Milbrook Friendly Neighborhood Project	L – Public Service	570.201e
4409	Mosaic Community Services	Accessibility improvements	P – Eligible rehab & preservation activities	570.202
4413	Penn-Mar Organization, Inc.	Accessibility Improvements	P – Eligible rehab & preservation activities	570.202
4415	Rebuilding Together Baltimore, Inc.	Low Income Home Repair Program	L – Eligible rehab & preservation activities	570.202
4418	The Arc of Baltimore	ALU Accessibility – The ARC of Baltimore	P – Eligible rehab & preservation activities	570.202

4420	The League for People with Disabilities	Removal of architectural barriers at 43 rd street	P – Eligible rehab & preservation activities	570.202
4423	We Are Family	Settlement Expense Loan Program	L – Homeownership assistance	570.201N

Non Housing Community Development Projects - Public Service

Abilities Network: Positive Solutions for Families

This project was funded through County general funds.

Baltimore County Department of Social Services: Young Parent Support Center

The Young Parent Support Center (YPSC) program served 633 individuals (353 Adults and 280 children) through adult education, family stabilization (including parenting and child development training), and job readiness services to a targeted population of low to moderate-income families with a focus on young parents of infants and toddlers through 3 years of age. Grant funds supported the salary and benefits for one Child Development Assistant. The center's Child Development Program provided developmentally appropriate care for children, whose parents were working to earn their GED in the Adult Education program. Grant funds leveraged an additional \$393,938 from the county, Friends of the Family, CCBC, and the Maryland Department of Human Resources as well as in-kind contributions valued at \$258,420 from the Baltimore County Department of Aging, Johns Hopkins, Towson University, Essex Library and other sources.

Casa de Maryland

This project was funded with County general funds.

CASA of Baltimore County, Inc.

This project was funded with County general funds.

Comprehensive Housing Assistance, Inc (CHAI): Millbrook Friendly Neighborhood Program

Milbrook Friendly Neighborhood Program (MFNP) provided support services to 1180 residents of census tract 4034, Block Group 5. These vulnerable low to moderate-income residents of the Milbrook Park Apartments, a 720-unit multifamily apartment complex in northwest Baltimore County are mostly elderly, adults with disabilities and immigrants from the former Soviet Union who face problems of declining health, isolation, lack of family supports, financial hardship, and language barriers. The Program's multilingual staff created a safety net for these vulnerable individuals by offering outreach, community organization, social service assistance, health education, and recreational opportunities, benefiting the Milbrook residents. Grant funds supported salary and fringe costs of the Community Services Coordinator and the Senior Engagement Coordinator. Grant funds leveraged an additional \$96,322 from The Associated:

Jewish Community Federation of Baltimore to the Senior Friendly Neighborhood program and an in-kind donation of office space from the Milbrook Park Apartments of \$8,340.

Creative Kids Inc.: Creative Kids Community Center Cockeysville

Creative Kids Community Center (Cockeysville) served the approximately 2,931 community members of The Lakes neighborhood in Cockeysville. It is the first point of contact and sole neighborhood-network base for a wide array of services that benefit community residents from infants to seniors of very low to moderate-income. The Community Center concentrated activities on school aged children and youth, adults, new immigrants and the community at large by operating an after school program and summer camp, services to families with delayed infants and toddlers, services to speakers of other languages wanting to learn English, and services to pre-teens and teenagers seeking babysitting certification. In addition, the Center offered Information and Referral services, an Employment Resource Center, bi-lingual social service application assistance, after school tutoring and homework help, and a computer lab. Grant funding supported the director's salary and leveraged \$51,713 in other government and private support as well as \$93,870 in in-kind donations.

Creative Kids Inc.: Creative Kids Community Center Essex

Creative Kids Community Center (Essex) served 333 residents living in The Greens neighborhood of Essex with programs that improved the quality of life and educational/professional opportunities of very low to moderate income residents. The Creative Kids Community Center Essex concentrated activities on elementary school aged children, their parents and grandparents, providing the following types of activities: parenting classes, child health care enrollments assistance, Even Start classes for children, conference space for teachers and parents, summer reading programs, computerized GED testing and instruction, senior outreach activities, homework assistance and tutoring. Creative Kids Essex also provided English language training for residents who don't speak English as their primary language. Grant funding supported the director's salary and leveraged \$38,033 in other government and private funding as well as \$295,271 in in-kind donations.

Delta Research and Education Foundation

This project was funded with County general funds.

Dundalk Youth Service Center: Program/Group Expansion

Dundalk Youth Service Center served 296 youth in the Second Step prevention program. Originally the project planned to serve two programs. The first program was a one hour supplemental school program held twice a week from September-December and again from January-April at Dundalk Middle School. This psychoeducational/ psychotherapeutic program included guest speakers and mentors from the community. The second program provided counseling and psychoeducational services to adults 19 and over. Due to a greater need for the first program, the project requested the ability to concentrate on the first program. The 296 youth served represents the entire 6th and 7th grade of Dundalk Middle School. Grants funds covered partial salary costs of licensed counselors, training for school group leaders and other operational costs. Dundalk Middle School provided space free of charge and in-kind contributions of \$14,909 were provided by Dundalk Youth Service Center.

Family Crisis Center of Baltimore County, Inc.: Essex-MR Victim Advocate

The Family Crisis Center of Baltimore County's Essex-Middle River Victim Advocate Project (E-MRV AP) provided primary (adult) and secondary (child) victims of domestic violence the necessary relationship connection, support, resource, and referrals, and agency based services to assist in addressing the violence in their lives and deterring the potential for homelessness for the primary victim and their children. The program served 960 primary victims of domestic violence and the secondary victims – their children. Funds were utilized for partial salaries for the Executive/Clinical Director, Assistant Director, and the Victim. Grant funds leveraged \$36,039 in other federal, state, and county funds as well as \$16,394 in in-kind donations.

First Step, Inc.: ATOD Treatment and Prevention at Hillendale/Liberty

First Step provided 626 adolescents with substance abuse treatment and/or substance abuse prevention services in the Liberty Road and Hillendale communities. Grant funds supported a prevention specialist, psychiatrist, psychologist, fringe, and other supplies. At the Hillendale PAL Center, First Step provided substance abuse prevention, outreach, and direct after school prevention programs for 4th and 5th grade students and their parents/guardians. The program provided a structured environment that is different from the drop-in programs at the PAL Center. Grant funds leveraged \$139,795 in other federal, state, and county government funding with an additional \$12,000 of in-kind donation of rent.

Heroes Helping Heroes: At-risk Youth Mentoring Program

Heroes Helping Heroes (HEROES) is a community based after school development program aimed at improving the academics, life skills, and athletic ability of at-risk Baltimore County boys ages 11 to 18. This uniquely designed pro-active program served 120 youth and was built upon a core structure of three central elements: academic achievement, community service, and teamwork through athletics. Academic success is achieved through monitoring and improving school attendance, homework assistance and designated homework time, academic tutoring, and SAT preparation. Community service, the unique hallmark of the HEROES program, involved the youth volunteering weekly with pediatric patients at Mt. Washington Pediatric Hospital and Kennedy Krieger Institute. The final portion of the program emphasized developing goals, teamwork, and a strong work ethic through participation on two competitive basketball teams. Grant funding supported the salary of the Executive Director and Program Director as well as fringe. An additional \$334,700 in funding was provided through corporate and foundation grants, private donations, and special events. Funds leveraged an additional \$85,800 in in-kind donations for space and volunteers.

House of Ruth: Adelante Familia

Adelante Familia served 152 Baltimore County Latina victims of domestic violence by providing individual and group services aimed at reducing the incidence of violence, promoting healthy families, and preventing another generation of victims and abusers. Adelante Familia provided bilingual client advocacy, crisis intervention, education, support, and outreach services to both primary and secondary victims of domestic violence. Hotline support services were also offered to victims and a community education and an outreach program educated the public about the devastating impact of domestic violence on individuals, families, and communities. Grant funds supported salaries for the Bilingual Client Advocate and fringe costs. In-kind and match support

was provided through Federal, state and local grants, private donations, client fees, United Way gifts, donated foods, bed nights, and volunteer outreach.

Lighthouse, Inc.: Lighthouse Outreach

Lighthouse Outreach provided family counseling, community education services, and support groups for 80 parents and children. These families included children at high risk of poor outcomes emotionally, educationally, socially, and economically: immigrant families and families living in the Baltimore Highlands/Landsdowne Riverview communities. The grant funds provided a portion of personnel expenses for the Outreach Counselor and the Executive Director. Grant funds were matched with \$61,089 from other state, county, private fundraising, and United Way contributions. In-kind services from eight graduate student interns also provided matching support valued at \$18,600.

New Antioch Baptist Church of Randallstown: Academic Center for Excellence (ACE)

Learning Together Program

The ACE Learning Together Program provided 55 individuals access to an after school academic learning program, GED classes and courses for parents to develop the whole person and build a strong familial foundation. The after school academic learning program is aligned with the Maryland State Voluntary Curriculum designed to improve student achievement in the classroom, performance on the Maryland School Assessment (MSA), and the SAT. GED classes were provided through collaboration with The Community College of Baltimore County. The courses for parents included computer training, financial literacy, and job readiness training. The Learning Together approach to education allowed participants to take an active part in community service projects that address the issues facing their community such as; Health Fair, Voter Registration, Feed the Hungry, Literacy, and Essay contest. Grant funds supported salaries, fringe, professional contractual services, equipment, program supplies and rent. Grant funds leveraged \$239,000 in other state funds as well as \$87,200 in in-kind contributions and volunteer service.

Pro Bono Counseling

This project was funded with County general funds.

Project Millenium

This project was funded with County general funds.

Turnaround: Trauma Therapy Project

Turnaround provided individual and group counseling to 51 victims of domestic violence and sexual assault in coping with trauma and to help them develop the skills and resources to rebuild their lives. In addition to therapeutic services, victims had access to other supportive services such as a 24-hour hotline, crisis counseling, case management, emergency shelter, and legal representation. Grant funds supported the salary of an adult therapist at the agency's Rosedale office. Grant funding leveraged a total of \$348,106 in other federal, state, county, corporate and private fundraising and client fees as well as \$5,300 in-kind contributions.

YMCA of Central Maryland: Western YMCA Child Care Center at Highland Village

The Child Care Center at Highland Village increased the affordability and economic opportunities of low-income families living in rental housing in the Baltimore Highlands community. The center provided licensed childcare to 50 low and moderate income children in an area of Baltimore County with high poverty rates, therefore assisting their families in attaining and maintaining employment. Grant funds leveraged \$27,805 in Purchase of Care funds from the State of Maryland (Department of Human Resources/Department of Social Services). No in-kind contributions were identified.

Commission on Disabilities

According to the 2010 U.S. Census, there are 805,029 individuals in Baltimore County. Based upon accepted statistics from the U.S. Department of Census, approximately 153,000 of these individuals have disabilities. Of that number, approximately 80,050 have severe disabilities of which 25,760 have disabilities so severe that they required personal assistance to carry out everyday activities such as eating, dressing, bathing, etc.

When given appropriate supports and presented with homes that are accessible, individuals with disabilities live successfully in their communities. Specialized services and accessibility renovations/modifications enable them to become or remain more independent and productive. One goal of the Department of Planning is to assist individuals with disabilities in maintaining their participation and active involvement in the community. To that end, since the early 1980's, Baltimore County has designated a portion of its annual Community Development Block Grant funds to be used for projects benefiting individuals with disabilities. In FY 2012, roughly \$290,000 in capital funding was made available through grants reviewed by the Commission on Disabilities to support accessibility renovations and modifications throughout Baltimore County.

Like other residents of Baltimore County, the everyday concerns for most people with disabilities are housing, employment, transportation, and education.

Housing

If the frequency of calls to the Commission is any indication, housing is the service most in demand for individuals with disabilities in Baltimore County. Requests for affordable, accessible housing have increased markedly over the past year, no doubt due in large part to the declining economy and the long waiting list (up to eight years) for the Housing Choice Voucher Program (Section 8). For those individuals with disabilities who live in the community, residential needs are met mainly through a supply of affordable and accessible housing that is available to them on the open market. The federal Fair Housing Amendments Act of 1988 prohibits discrimination in multi-family housing because of individuals' disabilities, and requires landlords and/or property owners to make "reasonable accommodations" and permit "reasonable modifications" to meet their needs. However, unlike other jurisdictions in Maryland, there is no public housing in Baltimore County, so the Commission on Disabilities must use its resources and influence to work with the owners of both single and multi-family dwelling units to address the residential needs of County residents with disabilities. The Housing Work Group developed a

program called the Housing Accessibility Modification Program (HAMP) that allows private citizens with disabilities to partner with property owners to construct the accessibility renovations on-site that are necessary for the citizens to live in the community. This is being done with funding through the Commission with Community Development Block Grant funds. In addition, the Commission works with the Department of Planning as part of its newly developed Housing Work Group, to explore housing opportunities for all of the County's lower-income citizens.

Some individuals with disabilities live in community residential programs that provide housing and support services and are managed by non-profit provider agencies. The most common of these housing options are Alternative Living Units (ALU's) that house three or fewer individuals, and Group Homes that house four to eight individuals. In Baltimore County, the majority of residential programs are ALU's. These programs, funded mainly through the State Department of Health and Mental Hygiene (DHMH) and private donations, have now been operating for over 30 years, and many of the homes are in need of maintenance and renovations. Unfortunately, even after a major, five-year expansion of the residential program in the late 90's and early 2000's (the "Governor's Waiting List Initiative") through a State/federal initiative, the Maryland Developmental Disabilities Administration still has over 18,000 individuals on its waiting list, so funds from the State for maintenance and renovations are generally not available. Each year, the Commission on Disabilities extends financial assistance to the agencies operating these ALU's and group homes in order to assure they remain safe and accessible for this aging population of Baltimore County citizens.

- *In FY 2012, the Commission provided funding to make accessibility modifications for nine rental units through its HAMP program, and six ALUs and one group home through its annual bidding process..*

Employment

Employment remains one of the most important issues facing individuals with disabilities. The Commission, recognizing the need to further employment opportunities, has, in past years, held employer breakfasts, with a goal of sensitizing local employers to the "hidden workforce" of people with disabilities. While this has generated an understanding on the part of the employers who participate in the breakfasts, the program, by not reaching a larger audience, has not had as great an impact as the Commission desired. Therefore, the Commission has taken a different approach. By joining together with the Baltimore City Mayor's Commission on Disabilities and the Maryland Department of Disabilities, the Commission sponsored a Career Fair at the World of Possibilities Disabilities Expo, held in Baltimore County. The Expo is the largest of its kind on the East Coast, and the Job Fair affected hundreds of individuals with disabilities from the Baltimore Metropolitan Area. In addition, the Commission has included a member of the Baltimore County Department of Economic Development to enhance communication with the Workforce Development Division of the Department.

- *Again in May 2012, the Commission partnered with the Baltimore City Commission on Disabilities and Caring Communities to sponsor a Job Fair at the Timonium Fair*

Grounds. Fifteen businesses and over 110 individuals with disabilities participated in the Fair.

Education

In prior years, the Commission on Disabilities worked with Baltimore County Public Schools to conduct a survey of accessibility in all of the County's public schools (resulting in major renovations to our older school buildings), and assisted in the hiring of a disability awareness trainer who conducts disability awareness programs throughout the County. The Commission also developed the STEP program (Students to Employment), whereby it provides funding for students who leave school at 18 years of age but are not eligible for programmatic funding from the State Developmental Disabilities Administration until they reach age 21. The Commission meets monthly to address disability issues related to education and continues to develop new tools to address the informational and programmatic needs of this population.

- *In FY 2012, the Commission renewed the STEP grant for another year. It began planning a transition fair for students leaving school before age 21, but logistics were such that the fair could not be held this year. It will be on the Commission's agenda next year. In addition, through the work of the Education Work Group, Maryland Code of Regulations were amended to assure that Family Life/Sex Education curriculum will be available to students who are not on the diploma track. Previously, this curriculum was not emphasized for this population.*

Information and Referral

Concerned that many medical facilities, including doctors' offices and clinics, are not accessible from the parking lot to the examining table, the Commission has developed a new work group to educate those in the health care community as to the rights of patients with disabilities and ways to provide equal treatment opportunities for them.

Through its Universal Access Work Group, the Commission worked to address the reports of public parking lots that do not meet Baltimore County code for accessible parking. (As of October 1, 2010, all parking lots in Maryland must conform to the requirements of the Maryland Accessibility Code). The Commission also partnered with the Baltimore Sun to distribute the Resource Guide for Individuals with Disabilities.

- *The Commission developed a brochure delineating accessibility requirements and suggestions for doctors' offices and health providers.*
- *Through its Universal Access Work Group, the Commission conducted an in-depth survey of one of the County's parks to assure it is accessible.*
- *The Commission partnered with the Baltimore Sun Media Group to update, print, and distribute a third edition of its "Resource Guide for Individuals with Disabilities in Baltimore County." 15,000 were published and to date, approximately 10,000 have been distributed.*

Commission on Disabilities Projects

In fiscal year 2012, the Commission funded the following Capital projects under the Community Development Block Grant program:

The Arc of Baltimore, Inc. – Award: \$27,500

Accessibility Renovations to 2 Alternative Living Units (ALU): Renovations will include: creating a fully accessible bathroom, including new fixtures, tile walls and roll-in shower, as well as all carpentry and electrical work in one ALU; and, installing an exterior wheelchair accessible ramp in the second.

- *Work on this project was completed in July of 2012.*

Chimes, Inc.: Award: \$79,538

Accessibility and Maintenance Renovations to one Group Home: Renovations will include: widening doorways, removing a fireplace, installing a small office to accommodate staff, adding a bedroom and bathroom to accommodate an additional client, widening hallways to accommodate wheelchairs, replace flooring, remodeling an existing bathroom to include a roll-in shower, installing a new HVAC system, removing some windows and replacing the others with energy efficient windows, replacing the electrical panel, replacing part of the existing deck, and installing a concrete walk.

- *Work on this project was completed in November of 2011.*

Emerge, Inc.: Award: \$40,500

Accessibility and Maintenance Renovations to two ALU's: In the first ALU, the bathroom will be completely renovated to alleviate maintenance problems, as well as to make it accessible for wheelchair use. The second ALU will have its kitchen completely remodeled in order to alleviate maintenance problems and make it accessible for the clients who live there.

- *This project is in process. It is anticipated that it will be completed by the end of the grant deadline of December 31, 2012.*

Emerge, Inc.: Award: \$44,000

Housing Accessibility Modification Program (HAMP): The Commission has used CDBG funds for the past six fiscal years to make accessibility renovations to the apartments rented by individuals with disabilities, since this group does not, in general, have the financial resources to make their homes accessible. This program has been highly successful, not only because it assists individuals with disabilities to live in the community, but also because it increases the number of accessible rental units in the County.

- *Six HAMP projects were completed by July 30, 2012. Three additional projects are in various states of completion. It is anticipated that all projects (nine total) will be completed by the end of the contract period, December 31, 2012.*

Jewish Community Services, Inc. : Award: \$34,681

Renovations will include: modifying one bathroom to make it accessible; repairing/replacing a section of the concrete driveway where it has become a mobility hazard; constructing a railing for the front walk, porch, and steps; constructing a wheelchair ramp from the rear deck to the driveway; and modifying the deck entry in order to allow wheelchair access to the house by way of a sliding rear door.

- *Work on this project was completed in November of 2011.*

The League for People with Disabilities, Inc. :

Grant Award: \$20,000

In 2006, the League was able to make major renovations to its outdated facilities, thus making it more accessible and safe. Unfortunately, part of the project, which made one of its entrances more accessible, is used so heavily by individuals using the State mobility program, that buses line up five-deep and more in the process of dropping off and picking up these disabled clients. The League is requesting \$20,000 to remove approximately 80 feet of curb to allow up to five buses with wheelchair lifts to load and off-load simultaneously, realign the regular van accessible parking spots to allow for better pedestrian access to this entrance, improve signage to direct accessible vehicles to parking spaces so that traffic flow is improved and more efficient.

- *Work on this project was completed in June of 2012.*

Mosaic Community Services, Inc.:

Grant Award: \$9,675

As part of its ongoing efforts to make its facilities more accessible, Mosaic will install three automatic doors at some of its Baltimore County sites.

- *Work on this project was completed in May of 2012.*

Penn-Mar Organization, Inc.:

Grant Award: \$33,681

Renovations will include: resurfacing the floor of the “wellness area” in the day program with anti-skid material; adding two automatic doors to the day program; and, remodeling two bathrooms in one group home to a single, accessible bathroom.

- *Work on this project was completed in June of 2012.*

Homeless Services: Emergency Shelter Grant/Continuum of Care

The county has utilized a variety of public, private, and in-kind resources to address and prevent homelessness during this CAPER period. The activities and strategies that were focused on were those to increase the supply of permanent affordable housing for homeless persons and those at risk of being homeless; to provide supportive services to homeless persons or persons at risk of being homeless; and to provide emergency and transitional housing for homeless person.

Coordinated Approach to Preventing Homelessness and Addressing Chronic and Other Homelessness

The Baltimore County Department of Planning continued to take an active and primary role in the identification and development of relationships with potential outreach partners such as faith-based organizations, health care institutions, police precincts, veterans groups, the criminal justice system, the substance abuse continuum of care, and businesses. In an effort to streamline and better coordinate the work of those who support homeless service in Baltimore County, the Department of Planning recreated the Baltimore County Homeless Roundtable, made up of service providers, faith and community leaders as well as recipients of services.

The mission of the Roundtable is to create a public-private group responsible for jointly working on behalf of Baltimore County citizens who are, or at-risk of becoming, homeless. The Roundtable is made up of five committees: Mainstream Resources; Coordinated Intake; Outreach; Data Management; and Housing. These committees are aligned to meet the goals stated above which are: increasing the supply of affordable permanent and supportive housing; improving current shelter systems; coordinating resources; creating an improved system of response and providing strategies and services in combination with the leveraging of other resources to avert homelessness for those at risk of becoming homeless.

Homelessness Prevention

The following services and activities were in place and were undertaken during this CAPER period to prevent homelessness.

Rental/Mortgage/Utility Assistance: Includes 1st month rent, eviction prevention, utility cut-off prevention, security deposit, food and assistance with prescription costs and co-pays.

- Assistance Center of Towson Churches*
- Baltimore County Department of Social Services
- Catonsville Emergency Food Ministries
- Community Assistance Network
- Southwest Emergency Services*
- Jewish Community Services
- Neighbor to Neighbor, Epiphany Episcopal Church
- United Churches Assistance Network*
- Health Care for the Homeless – Baltimore County
- Community Crisis Center
- We Are Family*
- Various independent faith-based organizations*

Weatherization: Evaluation of homeowners heating and cooling systems as well as how airtight doorways, windows, and attic joints may be. Furnace replacement, window sealant, and pipe insulation may be provided.

- Community Assistance Network
- Baltimore County Single Family Rehabilitation Program

Service Linked Housing: Resident advocate located in large rental housing development provides services to help residents in this low-income area stay in their homes. Services include rental assistance, utility assistance, after school program, food pantry, and landlord/tenant mediation.

- Community Assistance Network

Housing Counseling/Case Management: Housing counselors assist individuals and families with supportive services helping them to remain in permanent housing. These counselors also provided services to residents in shelters by helping them to prepare for housing by securing finances, budgeting, credit reports, applications for housing and referral to other mainstream resources. Case managers provide resource linkages and coordination with mainstream resources.

- Baltimore County Department of Social Services
- Baltimore County Department of Planning– Housing Counselor and HPRP Case Manager
- Various nonprofit organizations

Information and Referral: Street Cards are updated and published annually. These cards list all available services and contact information for the homeless as well as information about assistance with benefit applications and other available resources. Street cards are available at the following locations:

- Baltimore County Department of Social Services and other County agencies
- Baltimore County Police Precincts and with police officers*
- Baltimore County Public Libraries*
- Baltimore County Businesses and Nonprofit Agencies*
- Baltimore County Elected Official Offices*
- Baltimore County Communities for the Homeless*
- Homeless Management Information System (HMIS)
- United Way of Central Maryland 211 and First Call for Help*
- Shelters
- Hospital Emergency Rooms*

Fair Housing: discrimination complaints, investigations, and hotline.

- Baltimore Neighborhoods, Inc.
- Baltimore Human Relations Commission*
- Greater Baltimore Community Housing Resource Board
- Legal Aid Bureau of Maryland*

Employment: employment counseling, job development, and employability workshops.

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- Baltimore County Workforce Development Centers*
- Community Assistance Network
- Young Parent Support Center and Day Resource Center at Eastside Shelter
- Morningstar Baptist Church*

Transportation: bus tokens and passes, cab fare, shelter shuttle, mobility transportation and mobility training.

- Baltimore County Department of Social Services
- Community Assistance Network
- Baltimore County Health Department – Bureau of Public Health Nursing
- Baltimore County Department of Aging*
- Various faith-based Organizations*

Health Services: Mental and physical health assessments:

Participating Agencies:

- Prologue, Inc
- Baltimore County Department of Health
- Health Care for the Homeless Baltimore County
- Franklin Square Hospital Center*

* These organizations provide services to Baltimore County citizens, but are not directly funded by the Baltimore County Department of Planning.

Discharge Planning

Foster Care

The Maryland Department of Human Resources is the oversight agency for foster care programs in the state of Maryland. This group has considered the need for discharge planning for homeless youth exiting the foster care system. A review team was developed and formal discharge policies were created. These policies include: all discharge plans shall be decided by the court when appropriate; permission is required by the court to return youth to family or relatives; a transitional plan must be developed for all youth leaving independent living arrangements; education, workforce and home living arrangements should be in place prior to exit; no youth should be discharged without a place to go; and a service agreement should be developed to help with the transition and expectation of all parties involved in the discharge planning. *In order to comply with the said policies, the Department of Planning continued to work closely with the local Foster Care Advisory Board to review access to mainstream resources in order to assure that youth transition successfully.*

Health Care

Baltimore County Department of Planning, in collaboration with Healthcare for the Homeless Baltimore County, Baltimore County Department of Social Services, and the Baltimore County Department of Health, have identified health institutions that have a history of discharging patients to homeless shelters. In an effort to address this issue, Baltimore County's Homeless

Services Coordinator, along with shelter directors, have met with discharge planning staff to educate them on the protocol for shelter referrals as well as shelter policy regarding health care. As a result, health institutions are following the County protocol to call the Homeless Screening Unit and refer patients to shelter. The Homeless Screening Unit assessed the medical needs of the clients and determined if shelter was an appropriate placement. These new measures continued to result in a significant decrease in discharges to shelter.

Mental Health

The State Department of Health and Mental Hygiene updated its discharge policy in 2008 to address discharge protocol for clients leaving institutions. Policies include the creation of a detailed aftercare plan for all clients. The Baltimore County Department of Health provides local oversight on matters affecting homeless individuals with mental health concerns being discharged from local institutions. Through this partnership, clients are connected to case management services to assist them in meeting aftercare service plan goals. Additionally, a local Mental Health/Homeless work group partners with the Department of Planning. Members include the Department of Behavioral Health, direct service providers, and institutions. Through this workgroup, mental health service agencies and institutions have been educated on referral processes and shelter policy regarding the care of mentally disabled clients. As a result these agencies and institutions now follow County protocol and refer clients to shelter through the County Homeless Screening Unit. *In an effort to effectively serve mentally disabled clients who enter shelter, the homeless shelter staff received training during this CAPER period on meeting the needs of this population.*

Corrections

The Clinical Director of MHA's Division of Special Needs Populations chairs the Maryland Correctional Administrator's Mental Health and Substance Abuse Committee, and issues regarding discharge planning are addressed at these committee meetings. The Clinical Director also sits on the Executive Committee for the Department of Public Safety and Correctional Services. This Committee has developed re-entry strategies for those being released from jails and prisons across the state. MHA's Division of Special Needs Populations also continues to provide funding to the jails for mental health treatment services, case management, aftercare planning and follow-up care. Individuals who are homeless are linked to appropriate services and housing prior to release from the detention center. MHA advocates for the needs of those who are homeless and have serious mental illnesses, and applies for Shelter Plus Care Housing funding on behalf of 20 counties. In addition, Baltimore County Corrections participates in monthly Mental Health/Homeless meetings and plays an active role in addressing inappropriate discharge planning from institutions to shelter. *Representatives from Corrections joined the Homeless Roundtable during this CAPER period to collaborate on solutions to inappropriate discharge planning as well as re-entry for those leaving the correctional institutions and entering homelessness.*

Steps to Eliminate Homelessness

During this CAPER period the following action steps were taken to further the goals of the Roundtable in eliminating homelessness.

- An annual Point in Time Survey was conducted on January 26, 2012 to determine a "snapshot" of homelessness in Baltimore County. Through the involvement of over 40 volunteers, this survey focused on street homeless and identified the number of chronic and other homeless, various subpopulations such as substance abuse and mental illness, the number of children who are homeless as well as identifying gaps in services.
- Over 200 homeless individuals were placed in permanent housing units with the use of TBRA vouchers through the HOME, HPRP and RAP programs.
- 15 units of permanent housing for chronically homeless men were requested in the 2011 SuperNOFA Continuum of Care application. A bonus project was awarded to fund the operating costs of the Catholic Charities Hosanna House. The purpose of this program is to provide housing and intensive case management for chronically homeless single men.
- HMIS continued to expand and include more service providers for effective linkage to mainstream resources resulting in further collaboration among providers. New users include: Alliance, Inc. To date, all agencies receiving homeless services funding from the Department of Planning are participating in Homeless Management Information System with a data quality average of at least 94%.
- Baltimore County Department of Planning restructured the County shelter system through new contracts for Eastside, Westside and Hannah More Shelters to include: shorter stays, convalescent care, intensive housing coordination and improved access to case management, mainstream resources and youth services.
- Providers continued to participate in SOAR (SSI, SSDI, Outreach, Access and Recovery) in effort to expedite approval of SSI and SSDI applications. 5 applications resulted in expedited SSDI benefits.
- The Baltimore County SOAR work group met monthly to plan for additional SOAR training, staffing, and to strategize solutions to case specific concerns.
- Department of Planning, in collaboration with community providers, continued its work on 10-year planning and completed a bidding process to hire a consultant to assist with the completion of the County 10-year plan to end homelessness.
- INNterim Apartments transitional housing program closed and funds were re-allocated to 7 units of scattered site permanent housing units. All 7 units were leased up in this CAPER period.
- The YWCA Arbutus Permanent Housing Program for 13 chronically homeless women became fully operational and leased all units.
- Through a second allocation of ESG funds in the amount of \$102,500, the Continuum of Care voted to utilize funds to provide case management and financial assistance to 75 clients receiving tenant-based rental assistance through the Department of Planning.

Special populations:

According to the January 26, 2012 Point in Time Survey of the homeless special populations, 40% are chronically homeless, 32% are severely mentally ill, 32% are substance abusers (drugs and alcohol), 14% are veterans, 1% are persons with HIV/AIDS, 17% are victims of domestic violence.

In an effort to address the needs of this population, included in the goals for Baltimore County are:

- to create new Permanent Housing (PH) beds for persons who are chronically homeless; this was achieved by receiving a Bonus Project through the 2011 Continuum of Care application to provide single room occupancy permanent housing for 15 chronically homeless single men.
- to increase new PH beds for persons who are in families and not chronically homeless. This has been achieved through the Tenant-based Rental Assistance, including Housing First Project, RAP, BRIDGE and Homeless Prevention and Rapid Re-housing Project. 200 housing vouchers for families for a period of one to two years were available.
- to increase linkage to supportive services to help homeless remain in PH. This has been achieved with the on-going renewal of the Homeless Outreach grant through the 2004 CoC application.

Funded Homeless Projects – Prevention, Emergency and Transitional

Funded homeless services projects include those that provide transitional and emergency housing and increase the availability of public and supportive services. Specific projects for FY 2012 are as follows:

Alliance, Inc.: Support for Overcoming Homelessness

Project provides case management to homeless individuals with mental illness. This project was funded with County general funds.

Alliance for the Mentally Ill of Metro Baltimore T/AN NAMI Metropolitan Baltimore: Homeless Recovery Support Group Project

Project provides support groups at Homeless Shelters for those with or impacted by mental illness. This project was funded with County general funds.

Back River UMC:

Back River United Methodist Church operated a 16-bed cold weather shelter from November - April, which served 31 homeless men. Grant funds paid for operating expenses of the shelter. In-kind contributions of \$118,290 and \$2,700 in other funds supported the project. ESG and County funds supported this project.

Baltimore County Department of Health: Nursing Services for the Homeless

The Shelter Nurse project provided onsite nursing case management services to address the acute and chronic health needs of shelter residents in Baltimore county's three largest homeless shelters (Eastside, Westside, and Hannah More) while reducing their barriers to permanent

housing. Shelter nurses facilitated referrals to health-related services available through County programs, homeless services programs, and community partners, in addition to providing nursing care, health screening and education. The grant funds requested helped support the salaries of nurses and associated program costs to provide nursing services to 343 unduplicated homeless persons. The Baltimore County Department of Health contributed \$35,616 for one part-time nursing position and travel and uniform costs. The Department also provided an in-kind contribution of \$15,462 for program supervision and administration. ESG, CDGG and County funds supported this project.

Baltimore County Department of Social Services: Project Mainstay

This project was funded with State funds.

Catonsville Emergency Food Ministries (CEFM), Inc.

CEFM operated an assistance center serving the greater Catonsville area in southwest Baltimore County. CEFM maintained a food pantry and provided financial assistance for eviction prevention, utility cut-off and other needs. They provided food assistance, utility cut-off assistance, holiday food baskets, filled school backpacks, holiday gifts, and eviction prevention assistance to 2,632 households. Funds from this grant provided funding for the executive director's salary and \$12,100 for eviction prevention activities. Funds leveraged \$119,000 in government and private funds and \$181,000 in donated food, volunteer time and miscellaneous supplies/gifts for children.

Community Assistance Network (CAN), Inc: Hannah More Emergency Shelter

The Hannah More Emergency Shelter is an 85 -bed homeless emergency shelter located in Reisterstown, MD that provided services to 311 at-risk homeless single women, couples, and one or two parent families for up to 90 days. Residents were able to access basic needs such as food, shelter and personal hygiene items, referral to agencies and additional supports through community organizations with have resources to help them become self-sufficient. The program is designed to increase access and availability to suitable living environment as the residents actively pursue their employment and housing goals. ESG, CDBG, State and County funds supported this project.

Community Assistance Network (CAN): Outreach Program

This project used State and County general funds only.

Community Crisis Center

Community Crisis Center (CCC) offered support services to individuals and families at risk of becoming homeless in Reisterstown, Owings Mills, and Glyndon. Services included emergency assistance grants, provision of resources to meet basic needs, crisis counseling, and resource referrals. The Center served 2,398 individuals, under their original projections due to staff turnover. Grant funds supported the Executive Directors salary allowing her to provide additional services to the organization as well as \$2,950 in CDBG funds that was used as direct grants to clients. CCC provided monthly emergency assistance grants of \$1500 to qualifying families to help pay for overdue rent, mortgage or utilities bills. Grant funds leveraged \$58,552 in funds from the United Way and local business and/or congregations. In-Kind support totaling

\$54,740 for the program included business, youth, board member, church volunteers and civic organizations donating their time.

Eastside Homeless Shelter

This project was funded with County general funds.

Episcopal Housing Corporation: Neighbor to Neighbor

This project was funded using County general funds.

Family Crisis Center of Baltimore County, Inc. - Domestic Violence Emergency Shelter

This project provided emergency shelter to victims of domestic violence who had been forced to leave their homes due to violence in their relationships. Domestic violence victims and their children (199 individuals in total) received shelter up to 90 days while seeking relief. Services included case management, crisis counseling, child counseling, parent groups, referrals, and clothing. FCC leverage other funding sources from federal, state and county government funds, private fundraising and foundation funds including FEMA, DSS/Victims of Crime Grant Act, Verizon Foundation, and the United Way. In-kind contributions of \$605,025 were provided by Baltimore County rent, Baltimore County Facility Utilities and Maintenance Services, supplies, equipment, volunteers and food. ESG, State and County funds supported this project.

Family Crisis Center of Baltimore County, Inc. - Transitional House

The Domestic Violence Transitional House served 32 primary and secondary victims of domestic violence who had been residents of the Family Crisis Center Emergency Shelter with extended shelter services up to 24 months. Grant funds supported salaries for staff. FCC leveraged \$311,266 in other funding sources from federal, state, and county government funds, private fundraising and foundations funds including FEMA, DSS/Victims of Crime Act Grant, Verizon Foundation, and the United Way. In-kind contributions were provided by Baltimore County rent, Baltimore County Facility Utilities and Maintenance Services, and food.

INNterim Housing Corporation: INNterim Gardens

INNterim Gardens provided scattered site permanent housing for 10 low to moderate-income families coming out of Baltimore County shelters. INNterim Gardens served 46 clients in 12 households. Grant funds supplemented salaries for several staff members, as well as utilities, insurance, maintenance and program expenses. INNterim leveraged \$197,730 in other federal funding, foundation funds, and donations with additional in-kind contributions of \$24,400. ESG and CDBG were used to fund this project.

INNterim Housing Corporation: INNterim House

INNterim House provided a supportive and structured residential environment to 63 homeless individuals in 22 households while these women head of households acquired the skills and resources needed to become economically independent. INNterim provided case management, training in life skills, housing and financial management services to families. Grant funds supplemented staff salaries. INNterim leveraged \$297,177 in federal, foundation and private funds as well as in-kind contributions of \$24,400. ESG, CDGB and State funds were used to fund this project.

Jewish Community Services – Homeless Prevention Services

This project served 42 individuals (approximately 20 households) at risk of becoming homeless. Grant funds supported a comprehensive financial needs assessment and benefit eligibility screening for clients, financial assistance for rent and utilities, a thorough mental health and addictions evaluation, case management and vocational assessment, employment counseling and financial literacy/money management training. Grant funds supported direct client assistance and a portion of staff salaries.

Maryland Food Bank

This project was funded with County general funds.

Night of Peace Shelter, Inc: Emergency Shelter and Day Program

The Night of Peace Family Shelter, Inc (NOP) provided emergency shelter, food and transitional services for 152 homeless families with children in Baltimore County. Originally this project expected to serve higher 250 based on a plan to install bunk beds during the CAPER period. This plan to increase the total number of beds with bunk beds did not come to fruition. Coupled with longer shelter stays by a few families, this led to fewer clients served than expected. Funds provided salaries and fringe costs for an executive director, program director and six evening and overnight staff as well as contractual professional services. Other funding included in-kind contributions of \$9,200 and cash contributions of \$46,800 through private fundraising and other sources. ESG, State and County funds supported this project.

Prologue ESG

Prologue assisted 21 individuals with access to decent, affordable housing by locating individuals who were living out of doors or in other places not fit for human habitation. Clients are provided with intensive case management and linkages to medical, psychiatric, financial, educational and housing assistance. ESG funds supported this project.

Turnaround, Inc.: Emergency Shelter and Transitional Housing

Turnaround provided emergency shelter and transitional housing to women, men and children who were impacted by domestic violence and sexual assault. The emergency shelter and transitional housing program provided immediate safety to 58 families (victims and their children) who would otherwise be homeless. They provided transportation, food, and personal supplies along with counseling and case management services. The requested funds paid for the salaries of the staff that run the program as well as the cost of hotel placement, client transportation, and maintenance of two houses. Operational and staff costs were supported by marriage License funds and Emergency Food and Shelter Program funds in the amount of \$41,500 and in-kind rent contributions of \$40,800.

Westside Homeless Shelter

This project was funded with County general funds.

YWCA of the Greater Baltimore Area: Arbutus Permanent Supportive Housing

YWCA operates a 13-unit permanent supportive housing project for chronically homeless women. This project is largely supported by federal Supportive Housing Program funds, but additional operating funds were supported with County general funds.

Other Pieces of the Continuum – Supportive Housing Program and Shelter Plus Care Projects

Through its Continuum of Care application, Baltimore County also receives other federal funds in support of the effort to meet the needs of Baltimore County's homeless citizens. The largest of these projects during the CAPER period are summarized as follows. Prologue, Inc has two Supportive Housing Project (SHP) grants specifically for outreach to the homeless individuals living on the streets. INNterim Housing Corporation and the YWCA of Greater Baltimore each support a permanent supportive housing program for homeless women. AIDS Interfaith Residential Services (AIRS) operated two housing effort as did the Community Assistance Network. AIRS also operated a Shelter Plus Care project as part of the County's Continuum during the CAPER period.

Other Actions

Actions to Address Obstacles to Meeting Underserved Needs

Baltimore County has a number of programs designed to address the obstacles to meeting underserved needs and these programs are spread throughout Baltimore County and address a myriad of needs. Rental, Mortgage, and Utility Assistance are available at a number of non-profit partners around the County and housing counselors are available to assist individuals and families remain in their homes while addressing issues that may lead to homelessness. Primarily designed for the homeless, Baltimore County crafted a "Street Card" listing all available services and contact numbers for applicable social service agencies. Food pantries, employment counseling, and transportation assistance are also available. Affordable and accessible housing for people with disabilities can also be difficult to find in Baltimore County which is why the County continued the HAMP program to fund the construction of ramps to increase the number of handicapped accessible units.

Actions to Foster and Maintain Affordable Housing

Housing prices in Baltimore County are leveling out and affordable housing is more attainable, except for those at 30-50% of the Area Median Income. As a result, it is critical that Baltimore County officials work with a wide array of stakeholders to maintain the affordable housing it does have and to ensure those currently housed can remain in their homes. The County's partners in these efforts include developers, individual landlords, community groups and faith-based organizations. These partnerships are detailed below.

For tenants, three Tenant Based Rental Assistance (TBRA) programs served 210 low-income families this year living. Services were provided through the following programs Housing First, BRIDGE, CHANGE, Senior Housing and HPRP. Senior TBRA served 10, HPRP served 39, BRIDGE served 27, CHANGE served 73, and 61 were served through Housing First. Rebuilding Together Baltimore provided needed home repairs for 21 homeowners in collaboration with companies, county agencies, the faith community, and citizen groups.

With developers, a number of partnerships occurred. HOME funds of \$500,000 were awarded to Pikeswood Apartments for this 149 unit property to assist families whose income does not exceed 60% of the area median income.

For individual homeowners, Baltimore County continued to provide homeownership opportunities for families and individuals through our first time homebuyers program, counseling over 1130 households. The County's CDBG-funded Single Family Rehabilitation Program provided a total of \$1,182,068 in grants or loans for emergency repairs or replacements of furnaces, water and sewer lines to 79 low and moderate-income homeowners.

Actions to Eliminate Barriers to Affordable Housing

Baltimore Neighborhoods, Inc and the Greater Baltimore Community Housing Resource Board, Inc have worked with Baltimore County to affirmatively further fair housing with community education, tenant-landlord counseling, random testing and the use of radio, television and print media approaches to break down the barriers to fair housing.

In addition, our Housing First and BRIDGE TBRA programs specifically worked to eliminate barriers to affordable housing as these programs work with those living in one of our County's homeless shelters. Both programs assisted the homeless from shelter into housing and together served 88 families.

Actions to Overcome Gaps in Institutional Structures and Enhance Coordination

Just as Baltimore County's Consolidated Plan reflected a vision of a highly collaborative process that included participation from low- to moderate-income persons and communities, community groups, non-profit organizations, individuals, government agencies, and business associations to assess needs, identify goals and objectives, and determine desired outcomes, so, too, did the County's work throughout this fiscal year. These partners were members of our County Commission on Disabilities, Baltimore County Communities for the Homeless, and Green Housing Initiative to name a few. Our delivery system has been strategically developed to maximize scarce resources and leverage public and private funds to carry out the County's housing and community development objectives and priorities. The involvement of our stakeholders as partners shaped each of the County's initiatives and ensured a close alignment between citizen needs and programs to support those needs.

Actions to Improve Public Housing and Resident Initiatives

Baltimore County has no public housing projects and therefore this section is not applicable.

Actions to Evaluate and Reduce Lead-Based Paint Hazard and Hazard Reduction

Under the Maryland Department of Housing and Community Development Special Loan Programs, Baltimore County, as a sub-grantee, continues to provide funds through the Department of Planning to assist homeowners and landlords in lessening the risk of lead poisoning and preserving housing stock by reducing or eliminating lead-based paint hazards.

Federal and State Lead-Based Paint regulations continue to create a demand for assistance through this program. The Department of Planning administered \$143,159 in loans and grants this year. All Housing Inspectors in the Department of Planning are certified by a State of Maryland accredited training institution in lead paint inspection and clearance for the Single and Multifamily Rehabilitation Programs. The Department of Planning, as required by law, mandates continued re-certification. All Housing Inspectors that use an XRF machine to detect lead performs all inspections and risk assessment are fully trained and certified to use the equipment. Additionally, Baltimore County continues to maintain a close relationship with the State Department of Environment, Lead Compliance Division. This State agency provides the county certification for lead abatement contractors, workers, and lead hazard inspectors. It also provides continuing training, reduction material review, and approved resources for the county. The Department of Planning obtained lead certificates for all of them. All homes are professionally assessed for lead-based paint hazards. All Housing Counselors make participants in Homebuyers Education and Homeownership Counseling Programs aware of the hazards presented by lead-based paint. All rehabilitation participants are given a brochure detailing lead-based paint hazards and the Homeownership Counseling Program also provides this information to participants.

The Baltimore County Department of Planning applied for and was awarded a \$4 million Healthy Homes Lead Hazard Reduction Demonstration grant from HUD this fiscal year. Entitled "Lead Safe Baltimore County", this three year grant will address the lead-based paint hazards present in 250 Baltimore County in both owner-occupied and rental properties in select zip codes. Properties must have been built before 1978 and the occupants must fall within the HUD income guidelines, have a child under age six or be where a child under 6 frequents the home. The program will also remedy homes where a child under age six has an elevated blood level regardless of the location in Baltimore County. Lead Safe Baltimore County has hired a Program Manager, two Risk Assessors, and a Relocation Specialist. Dwellings will be tested and a scope of work created by staff. Contractors will be secured by the property owner, but all contractors must be lead certified. Occupants will be relocated as necessary and clearance testing for safe reoccupation will be conducted before reoccupation occurs.

Actions to Ensure Compliance with Program and Comprehensive Planning Requirements (Including Monitoring)

For the last several years, Baltimore County has been building a stronger quality assurance system, to include a comprehensive monitoring strategy. During County Fiscal Year 2012, the County continued to implement monitoring procedures and processes to reflect HUD's requirement to incorporate outcome performance measurements within all its community development programs. To assure that there were mechanisms in place to enforce compliance with regulatory requirements and all other appropriate standards, grant and contract agreements are continually revised to set forth more detailed standards of accountability for sub-recipients. County agreements provide even more specific detail regarding regulatory requirements, e.g. Davis Bacon Act requirements, Scope of Work, and Outcome Performance Measurements. Each agreement was individualized to specify the national objective that the respective project is

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expected to meet and the documentation that must be collected and maintained to evidence national objective compliance. Agreements for FY 2012 contained all these elements.

In all grant and contract agreements, the County requires that sub-recipients that provide direct services to the public develop policies and procedures to define (a) how individuals may grieve denial of service/s, the failure to provide service and/or the manner in which services are provided and (b) how they will be prepared for and respond to emergency situations, including any situation that necessitates an evacuation. The County also requires each subrecipient to develop and implement an incident reporting policy based on County guidelines included in each agreement. The guidelines describe the types of incidents that each subrecipient is required to document and review internally, as well as those that must be reported to external entities and the County. It includes specific time frames for reporting and investigating certain incidents. The desired outcome of the implementation of this policy is to raise awareness of problems, to instigate the development of corrective measures to address the identified problems and to minimize the potential for recurrence of similar events in the future. Uniform reporting of incidents also assists the County in identifying trends across programs, producing information that can trigger the development of system-wide preventive strategies.

The County utilizes monitoring tools, based on sample survey forms provided by HUD, other funders, and the experiences of program monitors during the prior fiscal year. The County also utilizes a client satisfaction survey to survey individuals in homeless shelters. The conduct of these surveys has provided the County with much insight into the internal issue of some sub-recipients and, in some cases lead to the discovery of information that might not have otherwise been discovered. While the County considered adapting this survey tool for use across all programs, the nature of the survey does not lend itself to the wide variety of projects funded each year. As a result, the County may adapt this survey tool for use across other programs as needed. Having staff with exclusively fiscal responsibilities has also allowed the County to perform better fiscal monitoring of sub-recipients, to include better oversight of fiscal reporting as well as improved monitoring of internal accounting systems.

Over the last five years, the County's monitoring staff has grown from one or two individuals to a collection of individuals with program, fiscal, HMIS, facilities management and inspection expertise. The team approach evidenced in the County's monitoring process provides for much stronger and more thorough monitoring. The County's Monitoring Protocol as practiced in FY 2012 is as follows:

Monitoring Preparation

To prepare for monitoring visits, County staff thoroughly reviewed each sub-recipient's grant/contract application, including the approved project budget; grant/contract agreement; performance and fiscal reports as well as fund requests; correspondence and file notes; previous monitoring reports and audit reports, whenever audit reports exist.

Desk Reviews

Desk reviews were conducted to assess levels of risk and inform the monitoring process. That is, the County utilized a desk review template and considered such things as the amount of funding received by the sub-recipient, the longevity of the relationship with the County and the sub-

recipient's performance history in the context of the current and prior agreements with the County, the stability of the sub-recipient, the sub-recipient's record of timeliness and accuracy of reporting, fiscal management ability, etc. Point values were assigned to the measures of each topic area to determine whether a sub-recipient was high, medium or low risk. The risk category influenced how often a sub-recipient was monitored, in what sequence the County's sub-recipients were monitored during a particular year and the intensity of each sub-recipient's monitoring inspection. The desk review as well as the monthly draw request process also informed the monitoring assessment to the extent that this review identified areas of weakness or specific issues that required further investigation.

Site Reviews

The County utilized a standardized monitoring tool for each funded activity, with the understanding that the tool could be adapted to increase or decrease the intensity of the site review based on information expected for that fund source and/or to capture certain information indicated by the desk review. The following was part of the County's standard monitoring protocol:

- a. For any site that is frequented by the public, inspect the environment for health and safety violations;
- b. Review documentation to support national objective compliance;
- c. Test for compliance with 2-3 other regulatory requirements, including compliance with applicable citations in applicable OMB Circulars;
- d. Review sub-recipient policies and procedures, particularly those policies and procedures that govern eligibility for services, administration of services and service delivery and assess internal compliance with same.
- e. For programs that are required to maintain files for program participants, review files to assure that these records are kept current and are maintained in an orderly fashion in addition to reviewing the following for compliance with generally accepted standards of conduct and administrative requirements:
 - Documentation of eligibility for service;
 - Evidence of what service/s was/were provided;
 - Evidence that program participants were made aware of all policies and procedures, such as disciplinary policies and grievance policies and procedures, that could affect their participation in the program and/or their ability to receive certain benefits;
 - Evidence that service applicants/recipients provided the appropriate written approvals to allow the sub-recipient to secure or release certain information about them;
 - As appropriate, evidence that service recipients were afforded the opportunity to participate in the development of their service plans; and
 - As appropriate, evidence that service recipients were aware of any documentation placed in their files by the sub-recipient regarding commissions of rule infractions, including disciplinary actions that were instituted, and/or other negative information about the service applicant/recipient could have a negative impact on the service applicant/recipient.

- f. Review documentation to evidence the sub-recipient's internal monitoring efforts during the project year to determine if there has been appropriate staff supervision and project oversight.
- g. Wherever applicable, conduct a client satisfaction survey.
- h. Assess fiscal management of the grant/contract, to include:
 - Reviewing accounting systems to assure that there are sound internal controls over purchases, cash disbursements and cash receipts, that there is appropriate segregation of duties and proper authorization and approvals of transactions;
 - Reviewing documentation to determine if there is effective control over and accountability for all funds;
 - Reviewing to determine if there is effective control over and accountability for all funds, property and other assets;
 - Reviewing to determine if there has been accurate and complete disclosure of the financial status of the funded project, including all sources and application of funds;
 - Reviewing the accounting system to determine if costs are properly allocated, i.e., if recorded expenditures on the general ledger separated by funding source;
 - Reviewing to determine if there are time-charging systems that allocate labor costs across program activities and fund sources and that these systems are in compliance with OMB Circular A-122; and Reviewing to determine if the sub-recipient maintains proper supporting documentation for all transactions, estimates and calculations.
- i. Where applicable, review for compliance with Homeless Management Information System usage and documentation.

Exit Conferences, Monitoring Reports, Plans of Correction and Follow Up

Once the site review has been completed, the monitoring team conducted an exit conference with the sub-recipient principals to summarize the findings. At this conference, the sub-recipient was afforded the opportunity to clarify any outstanding issues, correct any misunderstandings or misinterpretations of the monitors and, perhaps, provide additional documentation to support any contentions of the sub-recipient. If applicable, the sub-recipient may have advised the monitoring team of any steps that the organization might already be taking to address areas of concern. If identified deficiencies were believed to have moderate or severe impact and/or were of repeated or widespread scope, the County may have required immediate corrective action. Any verbal imposition of corrective action was followed with written documentation of same by the next County working day, signed by either the Director, DP or her designee. If such serious deficiencies precipitated the need for immediate action, a full monitoring report was issued within ten County working days. Except in the case of the serious circumstance described in the paragraph above, a written report of the results of the monitoring review was generally issued in forty-five to sixty days of the monitoring exit conference. In some situations, either before or after the full monitoring report has been issued, the County may have required a follow-up conference with the appropriate representatives of the sub-recipient organization and the Director and/or the Grants Administrator of DP. If, in fact, serious problems with sub-recipient management were identified or strongly suspected, the County may also have involved the Board of Directors.

The County has developed a monitoring report template that provides for (a) a citation of each regulation, contractual requirement or other standard against which the sub-recipient was monitored, (b) a description of what was tested to assess compliance, (c) a summary of the findings, both favorable and unfavorable, and (d) a description of the directed and/or recommended strategy/strategies for addressing the identified weakness or deficiency, including whether a plan of correction needs to be prepared to address the problem and how long the sub-recipient will be allowed to correct the identified problem. The monitoring report was issued with a cover letter identifying what actions the County would take based on the findings of the monitoring team and any subsequent discussions with the sub-recipient, pursuant to the options defined in the County's monitoring protocol and as set forth in all grant/contract agreements.

If a plan of correction was required, sub-recipients were instructed to explain in detail how immediate problems will be addressed and what systems, policies, procedures or other actions will be taken to assure that these problems will not continue or recur in the future. All plans of correction submitted to the County were reviewed by the appropriate members of the monitoring team, the Grants Administrator and, as indicated, the appropriate Program Coordinator and/or the Agency Budget Specialist, who will subsequently meet as a team and either determine that the plan may be approved as submitted or that it must be modified. If the plan was unacceptable as submitted, the County either requested that the sub-recipient modify the plan or the County may have imposed certain revisions. Once acceptable to the County, subrecipients were notified that their plan was accepted by the County, including any revisions or additional requirements of the County.

The Grants Administration team maintained primary oversight responsibility for follow-up activities. The timing, frequency and intensity of follow-up was determined on a case-by-case basis. If, during the course of implementing the plan of correction a sub-recipient was unable to meet any of its obligations, which would include being unable to perform any action within the timeframe indicated, the sub-recipient was expected to submit a revised plan for the approval of the County. The revised plan must provide an explanation of why the sub-recipient was unable to meet its obligation/s. The appropriate County staff reviewed the revised plan and, if the revised plan was not acceptable, the County negotiated a compromise with the sub-recipient or began to impose progressive sanctions.

Once a sub-recipient has completely executed its plan of correction to the satisfaction of the County, the County will send a letter to the sub-recipient indicating that all monitoring findings have been cleared.

Other Efforts Supporting Compliance

In addition to conducting formal monitoring, the County maintained vigilance over grant/contract-funded projects by:

- a. Routinely tracking receipt of and reviewing routine performance and fiscal reports and following up on identified issues, especially with regard to meeting performance goals;
- b. Routinely reviewing incident reports and entering information about unusual incidents into a database for purposes of identifying trends within a sub-recipient organization and also across

the service delivery system to determine if follow-up action, the development of preventative strategies and/or training/technical assistance is indicated;

c. On a quarterly basis, convening all program, fiscal and administrative staff that have interactions with, have information about or otherwise have involvement with sub-recipients, to exchange information and develop coordinated strategies to address identified areas of concern.

Actions to Reduce the Number of Persons Living Below the Poverty Level (Anti-Poverty Strategy)

The Department of Planning's anti-poverty goals are primarily to:

1. Provide emergency and short-term assistance to families and individuals in order to stave off poverty or prevent a deeper slide into poverty.
2. Prevent people from moving into poverty by improving education and job skills and expanding job opportunities.

The county allocated 15% of its CDBG award (the maximum percentage allowable by federal regulations) to nonprofit groups and public agencies that provided direct services to low-income residents. This includes nonprofits that operated food pantries, provided youth services, employment training and counseling, day care, domestic violence programs, and homeless shelters. The county also helps to maintain homeless shelters and Head Start centers. More specific efforts undertaken by the County aimed at achieving these two goals are outlined below.

Goal 1: Preventing poverty and thwarting a deeper slide into poverty by providing emergency and short-term assistance. Projects funded by the Department of Planning that help to promote this include:

Catonsville Emergency Food Services which provides a food pantry and eviction prevention services that serves persons experiencing or at risk of homelessness.

Community Assistance Network which provides rental eviction prevention and mortgage foreclosure prevention, utility assistance, emergency assistance for food, clothing, prescriptions, transportation, budget management, landlord/tenant problems, relocation assistance, and referral assistance.

Community Crisis Center provides eviction prevention, utility assistance, and a food pantry to low income and at-risk residents as well as referral assistance.

Episcopal Housing Services – Neighbor to Neighbor Project provides eviction prevention, utility assistance to low-income individuals in need of supports to maintain their housing.

Family Crisis Center – Victim Advocate Project which provides violence victims the support, resource and referrals, and agency services to assist in addressing the violence in their lives and deterring the potential for homelessness.

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Rebuilding Together which provides funding for rehabilitation and emergency repairs to housing units to ensure sustainable, decent housing for residents in Baltimore County.

House of Ruth – Adelante Familia which provides comprehensive domestic violence intervention and prevention services to Latina families.

Turnaround which provides onsite counseling services, crisis intervention, advocacy and referral services to victims of domestic violence.

The Baltimore County Department of Social Services increases literacy levels/job readiness and helps individuals attain GEDs, diplomas, and jobs through its Young Parent Support Center. The Young Parent Support Center provides on-site child development classes for the children 0-3 years of age and coaching in positive parenting as well.

Comprehensive Housing Assistance, Inc. (CHAI) helps mostly older adults and immigrant members of the Millbrook neighborhood by providing social, recreational, and educational programming, counseling, social work and case management to increase the neighborhood's sustainability and ensure a suitable living environment for area residents.

Creative Kids, Inc., which has devoted community resource centers in Essex and Cockeysville, increases the scholastic performance of both adults and children and coordinates better utilization of programs and services within the county. The program provides communication between residents, management, and police, and strives to increase economic levels of residents. They focus on a decrease in crime indicators and mobility of residents.

Dundalk Youth Service Center, which provides quality mental health services and psycho-educational groups for youth and their families, provides a more accessible, suitable living environment in the County.

First Step, Inc., which provides alcohol, tobacco and other drug prevention, outreach, education, assessment and treatment while addressing mental health needs, reduces the incidence of juvenile delinquency by providing early identification of anti-social behavior and addressing it.

Heroes Helping Heroes which focuses on athletics, education, and volunteerism as the motivational tool for the at-risk young men involved in its afterschool mentoring program.

Humanim – STEP Program which provides day services to students with disabilities who have left school before the age of 21.

Lighthouse, Inc., which provides Teen and Adult Dialogue, clinical counseling services, and works to improve family life satisfaction.

New Antioch Baptist Church: ACE Learning Program provided tutorial and enrichment instructional programs designed to broaden the academic learning and experience of students K-12.

YMCA of Central Maryland, Inc. provided licensed childcare to low and moderate income children in the Riverview section of Baltimore County so that their parents could work and/or study to improve the economic health of their family.

Limited Clientele Benefit Activities

Baltimore County implemented 29 limited clientele activities this program year. Of these activities, 16 did not exclusively benefit a presumed group listed at paragraph 570.208(a)(2)(i)(A). Of these 16 other activities, all but three were designed to benefit at least 51% low/mod based on family size and income. One activity was funded based on Nature and Location of those served within a defined catchment area with a significant low/mod percentage of residents. Whether funded subrecipient organizations served individuals falling under the “presumed benefit” category or not, each subrecipient was required to report monthly on the numbers and characteristics of clients served. To ensure that each funded activity benefiting those not “presumed” would still benefit at least 51 percent low/mod persons, DP provided all grantees with the HUD income table, adjusted for household size, at the beginning of the reporting period. Thus, subrecipients were able to document the eligibility of program participants even when they fell outside one of the categories of the presumed limited clientele low and moderate-income benefit.

In addition to DP review of the required monthly reports from the subrecipients, the Department of Planning conducted monitoring of the subrecipients throughout the year. This monitoring included a review of income eligibility and documentation through verifiable certification. All public service subrecipients are required (and did) serve no less than 70% low and moderate-income clientele annually.

The following is a list of Limited Clientele Activities undertaken by Baltimore County in FY 2012:

IDIS Activity #	Activity Name/Project Title	Criterion and Other Information	
4373	Baltimore County Department of Health – Shelter Nurse Program	PB	Homeless
4370	Baltimore County Department of Social Services - Young Parent Support Center	L	51%; incomes documented through verifiable certification
4375	CEFM Network - Emergency Assistance to Prevent Homelessness	L	51%; incomes documented through verifiable certification
4379	Community Crisis Center – Homeless Prevention Services 2012 CCC	L	51%; incomes documented through verifiable certification
4380	CHAI - Millbrook Friendly Neighborhood Project	L	N&L: activity provides support to 1180 residents of census tract 4034, Block Group 5 with activities in a 720 unit multifamily apartment complex in northwest Baltimore

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			County with an aggregate 81.3 percent low/mod income.
4381	Creative Kids – Community Resource Center - Cockeysville	L	51%; incomes documented through verifiable certification
4382	Creative Kids – Community Resource Center - Essex	L	51%; incomes documented through verifiable certification
4384	Dundalk Youth Services - Expansion of Services and Groups for At-Risk Youth	L	51%; incomes documented through verifiable certification
4388	FCC – Domestic Violence Emergency and Transitional Shelter	PB	Battered Spouses
4389	FCC – Transitional House	PB	Battered Spouses
4403	FCC Essex Middle River Victim Advocacy Project	PB	Battered Spouses
4390	First Step, Inc – Alcohol, Tobacco, and Other Drugs Treatment	L	51%; incomes documented through verifiable certification
4404	Hannah More - CAN	PB	Homeless Persons
4394	Heroes Helping Heroes - At-Risk Youth Mentoring Program	L	51%; incomes documented through verifiable certification
4402	House of Ruth - Adelante Familia	PB	Battered Spouses
4401	Humanim - STEP Program	L	570.201e - Public Services
4406	Humanim - STEP Program	L	570.201e - Public Services
4369	INNterim Gardens	PB	Homeless
4405	INNterim House Transitional Program	PB	Homeless
4407	Jewish Community Services - Homeless Services Prevention/Support Services	L	51%; incomes documented through verifiable certification
4408	Lighthouse, Inc – Counseling for at-risk youth and families	L	51%; incomes documented through verifiable certification
4611	New Antioch Baptist Church of Randallstown - ACE: Learning Together Program	L	51%; incomes documented through verifiable certification
4410	Night of Peace Family Homeless Shelter	PB	Homeless
4487	Overnight Shelter Utilities	PB	Homeless
4414	Prologue ESG	PB	Homeless
4415	Rebuilding Together Baltimore, Inc. - Low Income Home Repair Program	L	51%; incomes documented through verifiable certification
4421	Turnaround – Transitional Emergency Shelter	PB	Battered Spouses

4422	Turnaround, Inc Trauma Therapy - Counseling for Victims of Domestic Violence	PB	Battered Spouses
4424	YMCA - Baltimore County Head Start Wrap-Around Program	L	51%; incomes documented through verifiable certification

HOME Investment Partnerships Program

The County has instituted a homeownership assistance program by utilizing HOME Program funds to provide first-time homebuyer's assistance through a Settlement Expense Loan Program (SELP) and Mortgage Assistance Loan Program (MALP). This program is an effort to encourage first-time homebuyers to consider homeownership in existing residential communities in Baltimore County by providing settlement expense loans of \$1,000 to \$25,000 to income-eligible families. During the reporting period, the program was administered by three (3) community-based non-profit organizations in over twenty-four (24) eligible communities. During the reporting period assistance was provided to sixty-two (62) first-time homebuyers in several Baltimore communities.

Community Housing Development Organizations (CHDO's) have created housing opportunities for very low and low-income households and expanded the supply of community-based, non-institutional housing for populations with special needs. Currently, Baltimore County has six (6) designated CHDO's that have continued to seek other sources of funding to expand affordable and supportive housing. Baltimore County expended \$650,000 this fiscal year and \$400,000 has been allocated for activities undertaken by CHDOs. The HOME Program requires that at least 15% of a PJ's annual HOME Program appropriation be set-aside for CHDOs. The County also provided HOME-funded CHDO operating support for 2 CHDO's Dundalk Renaissance Corporation and Empire Homes.

These activities are in direct support of the priorities that are identified in Baltimore County's Consolidated Plan. With the exception of direct funding for homeless facilities and support activities, which is not an allowable activity under the HOME Program, all priorities identified in Baltimore County's Consolidated Plan have been addressed by utilizing HOME Program resources. The distribution of funding resources in support of the Consolidated Plan objectives demonstrates that while very low-income households, families at or below 30% of area median income continue to need assistance with housing costs, new opportunities for first-time homebuyers have also been provided. The HOME Program has proven to be an effective resource in assisting Baltimore County to meet its Consolidated Plan objectives and serve its citizens.

HOME Funds Distribution

Baltimore County used HOME funds only for eligible activities and costs (as described in 24 CFR 92.205 through 92.209) and did not use HOME funds for any prohibited activities (92.214).

Contributions Made

A report on match contributions—HOME Match Report, HUD-4107—is included at the end of the report. This report is for the period covered by the Consolidated Plan Program Year and complies with Consolidated Plan provisions to indicate resources from private and non-Federal resources. Although the requirement for matching contributions is based on the Federal Fiscal Year, this report is modified to indicate the PJ's program year as indicated.

Match Compliance

Normally, the match requirement for the HOME program is 25% of each annual allocation from non-federal sources to be expended on the development of affordable and supportive housing. Under normal circumstances Baltimore County's match requirement is calculated in accordance with 24 CFR 92.218 as amended and consists of revenue bonds, cash, and tax savings from negotiated tax agreements with developers of affordable housing. For Fiscal Year 2012, the County is not required to make match contributions for any HOME funds drawn down from the U.S. Treasury for project costs during the CAPER period as per the "Opportunity for HOME Match Relief Due to Major Disaster FEMA – 4038 – DR- Maryland Remnants of Tropical Storm Lee. Therefore, Baltimore County's HOME Matching Liability for the fiscal year is \$0.

Inspection Results

Baltimore County has made a number of efforts to improve its monitoring procedures and to implement an HQS inspection protocol for HOME-assisted units. Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehab standards, and ordinances at the time of project completion. Further, an owner of rental housing assisted with HOME funds must maintain the housing in compliance all applicable state and local housing standards and code requirements.

All units receiving assistance under the Settlement Expense Loan Program (SELP) and Mortgage Assistance Loan Program (MALP) received a full HQS inspection prior to closing on a loan. Inspectors are pre-qualified and trained on the HQS requirements of the SELP/MALP program and placed on a list. First-time homebuyers utilizing the SELP/MALP program must choose an inspector from this list to inspect the unit prior to settlement. If the unit fails any aspect of the inspection, then the seller must correct those deficiencies before the loan can be approved.

During FY 2012, Baltimore County also conducted HQS inspections of rental properties that were assisted with HOME funds, including properties occupied by TBRA Voucher holders. Results of those inspections revealed varying conditions, although most deficiencies were minor. HQS inspections have usually been done in the 4th quarter of the fiscal year. All work must be approved by the Housing Inspector prior to any disbursements being made.

The HQS inspections and on-site monitoring were conducted at the following rental properties:

<u>Name</u>	<u># of Home Assisted Units</u>	<u>Monitoring Date</u>
River's Crossing	35	March
Lansdowne Garden Apartments	55	December

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Weinberg Village IV	20	February
Arc of Baltimore	12	March
Mosaic	36	March
Aigburth Vale	6	February
Cove Point	20	June
Day Village	20	March
Essextowne (Rivers Gate)	10	March
Warren Place	6	January
Portside Apartments	55	December
Penn-Mar	11	March
Hollins Ferry Sr. Housing	20	February
First Journey	25	March
Parkview at Woodlawn	10	February
Greens at Rolling Road	20	April
Cherrydale (AIRS)	4	January
Parkview at Catonsville	11	March

Tenant Based Rental Assistance Programs (TBRA)

Two-hundred-ten (210) families were assisted this year. TBRA has been used to provide rental assistance to households to two distinct groups. Households being displaced as a result of private re-development, people at-risk of becoming homeless and households experiencing homelessness have been assisted with HOME-funded TBRA Vouchers.

In FY 2012, the two TBRA programs available to serve homeless low-income families living in emergency shelters and transitional housing facilities were: Housing First and BRIDGE. The Maryland Rental Allowance Program funds were also utilized for families coming from shelter. Intake applications were completed by Baltimore County Homeless Services Unit at the Department of Health and Human Services and/or other providers assisting with the treatment of individuals currently residing in Baltimore County shelters. Tenants received case management.

The eligibility criteria for all three programs are identical, requiring that household members eighteen years of age and older be employed, in school or in education that will result in employment, and must have sufficient income to pay a portion of the rent. A portion of the rent is paid to the landlord on the family's behalf and the family pays a portion as well. These programs are designed for those who demonstrate that they are capable of becoming self-sufficient within twelve to twenty-four months.

In one program (Housing First), a recertification takes place just prior to the end of the first year. Employment and rental history is checked to make sure the client is continuing on the path to self-sufficiency. At that time, the portion of rent paid by the family is increased and the portion of rent paid by the County may decrease. The dwelling unit is re-inspected to ensure maintenance of HQS.

The goal for all programs is to have the family self-sufficient by the end of twelve or twenty-four months. It is during the recertification period that problems with the family may surface. During recertification in FY 2012, it became evident that some of those placed had failed to pay

their portion of the rent or lost employment. Various reasons were cited, but what was readily apparent is that there is a need to educate applicants about fiscal responsibility, budgeting and overall financial management. In response, a required two-hour budget workshop was offered on August 2, 2012 and August 4, 2012 for all rental program participants to attend.

Multifamily Development

During FY 2012, Neighborhood Housing Services of Baltimore (NHS) developed and reconstructed an energy star home in the East Towson Community. One family rental project settled during this funding period, Pikeswood Apartments, which is located in Randallstown. Renovations are expected to be completed within 12 months.

Empire Homes (CHDO) loan request was approved to complete six units of rental housing for low income families. This loan is settled and three units are in the reconstruction phase. Grant approval will allow this organization to purchase one unit in a non-impacted community in Baltimore County.

Settlement Expense Loan Program (SELP)

As a continued effort to create additional affordable housing, we continue to provide homeownership opportunities for families and individuals through our first time homebuyers program. Through the efforts of three housing counseling groups (We Are Family Community Development Corp., Diversified Housing Development Corporation, and Harbel Housing Partnership) approximately 2,100 households received homebuyers education and housing counseling services in order to meet the eligibility requirements of the SELP and MALP programs.

Diversified Housing Development increased access to homeownership and decent housing for 647 households by providing closing cost loans, housing counseling, and homebuyers' education for income eligible first-time homebuyers. Thirty-seven (37) first time homebuyers received closing cost loans.

Harbel Community Partnership increased access to homeownership and decent housing for 1298 households by providing closing cost loans, housing counseling, and homebuyers' education for income eligible first-time homebuyers. Fifteen (15) first-time homebuyers received loans.

We Are Family Community Development Corporation provided increased access to homeownership and decent housing for 132 households by providing closing cost loans for low-income, first-time homebuyers as well as homebuyers education classes for income eligible first-time homebuyers. Ten (10) first-time homebuyers received loans.

Assessment of Affirmative Marketing Efforts in HOME Assisted Projects

During FY 2012, the County's efforts to affirmatively market its housing programs met with some success. The County has done well in marketing its home ownership programs to minorities. More than 50% of those receiving homebuyers' education and housing counseling were African American. Seventy percent of those receiving HOME-funded Settlement Expense

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Loans and Mortgage Assistance Loan Program funds were minorities. Sixty-six percent of owner occupants receiving CDBG-funded rehab loans or emergency grants were African American. According to the 2005 American Communities Survey minorities comprise approximately 30% of Baltimore County's total population. Based on these percentages, we have achieved success in affirmatively marketing home ownership programs.

During FY 2012, the County funded 210 Tenant Based Rental Assistance (TBRA) vouchers. Of these 210 vouchers, 177 were African-American, 25 were white and 8 were other. The Department of Planning initiated a new housing program to assist seniors who were facing hardship in paying monthly rents. Through the County's Department of Aging, we assisted 25 households with a rental subsidy. HOME funds designated to the Senior TBRA program assisted 2 African-American senior households, 7 white senior households and one other. TBRA vouchers were mostly used to assist households displaced due to private purchase or redevelopment and to assist homeless people to acquire permanent rental housing. Three programs serving homeless families, CHANGE, BRIDGE and Housing First, provided TBRA vouchers to 161 households. Of these, 139 were African-American, 16 were white and six were other. Of the total 210 TBRA vouchers provided during FY 2012, 84% were provided to black or African-American households. The table below illustrates the distribution of TBRA vouchers in FY 2012.

Project Name	Number of Units	Black	White	Other
HPRP Eviction Prevention	39	36	2	1
Senior Program	10	2	7	1
Housing First	61	55	5	1
CHANGE	73	62	8	3
BRIDGE	27	22	3	2
Totals	210	177	25	8

Assessment of Outreach to Minority-Owned and Women-Owned Businesses

The County has established practices to maximize participation by minorities and women in contracts that use public funds, including local, state, and federal sources. The Office of Fair Practices has established the Minority Business Enterprise Office to provide information to minority, women and disabled-owned businesses regarding procurement opportunities, preparing of business and marketing plans and financial information. With the inclusion of professional services and more realistic overall goals, Baltimore County Government is committed to providing greater opportunities for participation by minority, women and disabled-owned businesses. The following Baltimore County MBE Programs are available:

- Minority Business Enterprise (MBE) Directory - A directory for selecting certified women and minority businesses to utilize on projects.

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- Purchasing (other than construction) - Contracting with the county for the purchase of goods and services.
- Construction Contracts (Public Works) - Construction contracts that have a bid amount of \$50,000 or more. The goal for minority businesses is 10 percent and 2 percent for women owned business. However, the goal for federally funded contracts is 15 percent for minority owned businesses and 2 percent for women owned businesses.

Minority and women-owned businesses that wish to participate in the Public Works MBE program must be certified by one of the following:

- Maryland Department of Transportation (MDOT) 410-865-1269
- Baltimore City Certification 410-396-4355

Contractors who wish to bid as general contractors must be pre-qualified through Baltimore County's Construction Contracts Administration Division.

Engineers and architects who wish to be considered for work with Baltimore County should refer to the Professional Services Selection for prequalification information.

The MBE office holds a series of informational workshops and seminars to assist small and minority owned businesses.

In keeping with its goal of increasing opportunities for minority, women and disabled-owned business enterprises, Baltimore County has established the Minority Business Enterprise Commission. The purpose of the Commission is to advise the Baltimore County Executive on ways to increase opportunities for participation by minority, women and disabled-owned business enterprises in the County's procurement process.

The duties and responsibilities of the Commission are to:

- Examine the various aspects of the County's procurement procedures to determine if there are barriers, which may deny equal access and opportunity to minority, women and disabled-owned businesses to compete for County's procurement contracts.
- Conduct surveys and studies concerning the County's procurement policies, utilization of minority, women and disabled-owned businesses and conditions of problems as determined by or as directed by the County Executive.
- Review and recommend changes in existing rules, regulations and practices and if necessary propose new legislation pertaining to the purchase of commodities and services.
- Receive complaints from aggrieved parties, conducts hearings as appropriate to resolve such complaints and submit their findings and recommendations to the County Executive or designee for consideration and action.

- Review proposals of vendors and County staff regarding changes in the MBE program and provide recommendations on such changes.
- Sponsor workshops and seminars for MBE/WBE's on how to do business with Baltimore County and other topics designed to make such businesses more competitive in the County's procurement process.

Leveraging Resources

Public Resources

Baltimore County continued working with the Maryland Department of Housing and Community Development, the State's financing agency, to provide local funding and support for State-funded projects within the county. The County's program to provide assistance to first-time homebuyers works in tandem with state mortgage loans as well. The County delegated over \$26 million in bond authority to the State of Maryland to issue mortgages under the Maryland Mortgage Program. The County is a Maryland State Level II Authority and originates and approves single-family rehabilitation loans under the Maryland Rehabilitation Loan Program. The County also receives an allocation of \$150,000 of Lead Hazard Reduction Program funding to reduce lead hazards. The County received \$157,197 for the Rental Allowance Program from the State of Maryland to assist very low-income households with housing costs.

Funding came to Baltimore County in the form of a three year grant through Homeless Prevention and Rapid ReHousing Program funding (\$1,721,080). By June 2012, Baltimore County expended \$1,685,009 in Homeless Prevention and Rapid Rehousing Program funds for eviction prevention, utility assistance and a Tenant Based Rental Assistance Program entitled Rapid Rehousing. Construction of a Single Room Occupancy facility for chronically homeless women was completed in spring 2011 using Community Development Block Grant – Recovery funds.

Private Resources

The County continues outreach to local banks and lending institutions to expand community reinvestment activities; both participate in our Settlement Expense Loan Program. They agree to companion their first mortgage products with our SELP loans and also participate on the boards of directors of our nonprofit housing organizations. In FY 2012, approximately \$ 7.9 million in first mortgages were leveraged due to our investment in closing cost loans for income-eligible first-time homebuyers.

HUD-leveraged Resources and Matching Grants

Supportive Housing Program funds and Shelter Plus Care funds were part of Baltimore County's Continuum of Care services addressing the needs of the homeless and totaling \$1,671,272 in funding. Baltimore County more than covered its ESG match requirements which were generated from Baltimore County's Community Development Block Grant (\$217,783), state (\$172,647) and county funds (\$282,155). The following ESG grants were matched with above funds: Baltimore County Department of Health – Shelter Nurse Program, Community

Assistance Network – Hannah More Shelter, Family Crisis Center – Emergency Shelter, INNterim Gardens, INNterim House, Night of Peace Shelter, Back River United – Streets of Hope Shelter, and Prologue.

Public Participation Process

Consolidated Annual Performance and Evaluation Report (CAPER)

The CAPER presents an assessment of activities and accomplishments by Baltimore County in the use of its annual entitlements of CDBG, HOME, and ESG funds during the prior fiscal year ending June 30. Completion of each annual CAPER is required by HUD to be submitted for review by or before September 28 of this year for the prior fiscal year. Its review allows HUD to assess the County's administrative capacity to effectively utilize its federal entitlements in order to achieve its Consolidated Plan goals and objectives in compliance with the primary statutory objectives of providing decent housing and a suitable living environment for its low and moderate income residents. The CAPER also includes objective measurement of performance against numeric five-year targets for affordable housing and community development activities as identified in the Consolidated Plan.

Regulatory Requirements

The regulations at 24 CFR 91.105 require the following citizen participation aspects in regards to the CAPER:

- The citizen participation plan must provide citizens with reasonable notice and an opportunity to comment on performance reports that is not less than 15 days. The plan must state how reasonable notice and an opportunity to comment will be given.
- The citizen participation plan shall require the jurisdiction to consider any comments or views of the citizens received in writing or orally. A summary of these comments or views is attached to this performance report.

Citizen Participation Process for the CAPER

In developing each CAPER, opportunity for public involvement is provided through solicitation of public review and comments. The draft CAPER is made available for public review in all County libraries and on the Baltimore County website at www.baltimorecountymd.gov/agencies/neighborhoodimprovement. Written comments received during the 15-day public comment period are recorded and evaluated with results incorporated as appropriate into the final CAPER. A written summary of comments and responses is included within the CAPER and submitted to HUD. The 15-day public comment period began on September 13, 2012 and concluded on September 27, 2012. The following written comments on the September 13 draft were received at the time of submission on September 28, 2012:

Comment 2 wrote:

“1. The format of the report does not permit an assessment that actions to overcome impediments to Fair Housing were adequate:

a. The amounts of the total HOME, ESG, and CDBG funds provided to Baltimore County were not clearly stated as such.

b. It is not clear how the disbursements are to be accounted. References to "leverage" do not

clarify the leverage ratio.

c. Only 2 of the 6 CHDOs (to which a total of 15% of the CDBG funds were to be allotted) are named, and the specific amount of disbursement to each is not specified. Indeed, the Home Deadline Compliance Status Report (6/30/12) (<http://www.hud.gov/offices/cpd/affordablehousing/reports/deadline/09-06fo063012.pdf>) shows that throughout the Baltimore PJ, only Baltimore County failed to reserve the appropriate percentage for CHDO's.

d. The "eligible communities" referred to under the report's HIPP section are not named, nor are the eligibility requirements. In this regard, it would seem that restricting HOME loans to specific communities would only worsen the segregation problem in the county - unless these communities are primarily mixed-income and targeted for those making less than 80% AMI.

e. There is no data showing that the extremely high segregation in Baltimore County (October 2011 Analysis of Impediments, Figure 2.5) has been significantly altered.

2. Actions taken by Baltimore County Department of Planning to raise the bar on energy efficiency, water conservation, indoor air quality, and durability for developers using public funds would seem to have increased impediments to Fair Housing by increasing the cost of housing development. It is only made clear for one of the houses built to LEED standards that the occupant household would be of low-moderate income.

3. The report indicates that ESG (Emergency Shelter Grant) funds were not primarily used for the operating expenses of most of the emergency shelters, but were apparently used primarily for salaries – an extremely high administrative burden by any measure. Along with the lack of disbursement for operating expenses, shelter bed use was decreased via a newly formed Homeless Screening Unit and restructuring the program for shorter stays. Not surprisingly, the Homeless Enrollment in Baltimore County Schools for the 2011-2012 school year has increased by about 55% since SY 2007-2008. It is also noteworthy that while some HOME funds were used for 207 TBRA rental vouchers, there are many, many more homeless in Baltimore County - and over 7,000 rental vacancies and over a thousand REO properties in Baltimore County that could have been co-opted to solve the homeless problem. So, it is clear that the current strategy for use of ESG and matching federal grant funds has failed. That failure is an impediment to fair housing.

4. With affordable housing available to only 40/100 of extremely low income households and 65/100 very low income households (www.nlihc.org for 2011 updates), it is very perplexing that Baltimore County undertook no capital projects - other than the SRO for just 13 chronically homeless women.

5. The County has taken no effective action to improve the labor participation rate so that citizens can access available housing. As of July 2012, there were (conservatively) two workers available per available job opening in Baltimore County. (This compares unfavorably with Howard County, in which there are two jobs available for every worker.) The Office complains that using economic development as an indicator of its performance is unfair, because it is affected by "tangential" (political?) factors. But the County's own continued focus on supporting housing over-appraisals impedes the flow of money from the real estate market (&

property tax revenue) for other sectors in the economy that could support non-government job growth.”

Comment 2: The Youth Risk Reduction Program operates as an After-School Program and Summer Bridge Program for at-risk youth in the Liberty Road Corridor. The Program's success is found in providing mentoring, tutoring, and cultural activities to youth during the vulnerable after-school hours and during the summer. More than 94 children participate during the school year and approximately 60 children are enrolled during the summer months.

Funding from the Community Development Block Grant provides for opportunities for assuring that children are growing successfully in academics and interactions with others. Parenting night activities bring current information on a number of issues, healthcare, drugs, gangs, bullying, and educational opportunities, to the attention of the parents/guardians and grandparents. To assure that children are prepared for each academic year, school supplies along with tips on succeeding in school are distributed at the beginning of each year. We leverage that contact by informing parents about other youth-related programming for young girls and young boys that are offered by Baltimore County Alumnae of Delta Sigma Theta Sorority, Inc.

Self-Evaluation

Progress

Baltimore County's progress in meeting the priority needs and specific objectives identified in the Consolidated Plan and annual action plan is significant. The county has taken steps to ensure that the various communities' visions are carefully considered and, with County resources, realized. The county's progress can best be determined by evaluating its work through the framework of its statutory objectives: decent housing, a suitable living environment, and expansion of economic opportunities. A discussion of whether each of these major goals is on target will be included.

Evaluation by Objective

Decent Housing

The County puts forth a multi-faceted effort to ensure that decent housing is accessible to its citizens. It has also allocated nearly 15% of its CDBG award and subsequent program income to nonprofit groups and public agencies that provided direct services to low-income residents. The County's fulfillment of the Decent Housing objective can be discussed through its more specific tenets of assisting the homeless to obtain affordable housing, assisting persons at risk of becoming homeless, retaining the affordable housing stock and increasing its availability, increasing the supply of supportive housing, and providing housing close to job opportunities.

Assist homeless persons to obtain affordable housing.

The County's transitional housing programs all assist in locating permanent housing, including Turnaround, Inc, the Community Assistance Network, the Family Crisis Center of Baltimore

County, and INNterim Housing. Tenant Based Rental Assistance provides rental assistance to help homeless families and individuals obtain and sustain permanent housing.

Assist persons at risk of becoming homeless.

There are many assistance projects that deal with homelessness prevention. The County continues to support programs like Project Mainstay through the Department of Social Services, The Community Assistance Network, Catonsville Emergency Food Ministry, Jewish Community Services, and Community Crisis Center which provide emergency rental eviction prevention and short-term assistance. The County has also continued its partnerships with many organizations, like Lazarus' Caucus, the Baltimore County Communities for the Homeless, Prologue, and UCANN, to increase county funding for homeless prevention. The Department of Planning, in particular, meets with churches and other groups to encourage homeless prevention advocacy.

Retain the affordable housing stock and increase its availability.

Baltimore Neighborhoods, Inc works to promote fair and equal choice in housing and address discrimination complaints. The Greater Baltimore Community Housing Resource Board also works through public forums to support fair housing, increase public awareness of fair housing rights, and increase the industry's awareness of its fair housing responsibilities. The County's Housing Accessibility and Modification works to increase the stock of accessible rental housing in Baltimore County while developing awareness among landlords and property owners of the need for accessible housing. Further, the County has required developers of affordable housing receiving gap financing through the County to set aside accessible units specifically for persons living with a disability. Ideally, making affordable housing for people with special needs will be characterized as a sensitivity and awareness issue that eventually leads to an increase in availability. The County is also increasing availability through the Settlement Expense Loan Program, Mortgage Assistance Loan Program, and through Community Housing Development Organizations and other nonprofit housing developers that create housing opportunities for very low and low-income households in targeted neighborhoods. During FY 2012, nonprofit development entities worked on increasing or preserving affordable housing stock in Dundalk, Randallstown, Hillendale and Windsor Mill.

Increase the supply of supportive housing.

Associated Catholic Charities, The ARC of Baltimore, Chimes, Inc. Emerge Inc, Jewish Community Services and other disabilities projects improved residential access to supportive living opportunities and/or in homes through accessibility renovations. CHDOs and other nonprofit development entities expanded the supply of community-based, non-institutional housing for populations with special needs.

Suitable Living Environment

The County also works extremely hard to provide citizens with a suitable living environment. The County's fulfillment of the Suitable Living Environment objective can be discussed through its more specific tenets of improving the safety and livability of neighborhoods, increasing access to quality public and private facilities and services, reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods, restoring and preserving properties of special historic, architectural, or aesthetic value, and conserving energy resources.

Improve the safety and livability of neighborhoods.

Public Works has developed a system to identify pavement safety deficiencies through accident analysis, skid monitoring, and geometric assessment; established a program for neighborhood traffic management that allows communities to petition for traffic calming devices; established a Bridge Inspection Program for preventive maintenance; and utilized traffic accident/safety assessment to reduce accidents and increase sense of security. These efforts make for a safer community where people comfortable living. The County partnered with Day Village Townhomes to remediate lead hazards in 134 units, expending \$534,462 on unit production, to ensure Lead Safe Housing for low income households with children under the age of six. This effort will help to reduce the possibility of young children being poisoned by lead hazards contained within the housing unit.

Increase access to quality public and private facilities and services.

Creative Kids, Inc., New Antioch Baptist Church: ACE Learning Program, the Deltas Research and Educational Foundation, Dundalk Youth Services, and Heroes Helping Heroes work to increase the scholastic performance of hundreds of adults and children and/or coordinate better use of programs and services within the county. Referrals to daycare, alcohol and drug counseling, transportation, and many other services were provided by almost all of our homeless and support services providers.

Expanding Economic Opportunities

Economic influence is usually a byproduct of the Department of Planning's work. The tenets of this objective that best describe what the Office provides are jobs resulting from carrying out activities under programs covered by the plan and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federal assisted housing and public housing. While there is currently no measure in place for determining exactly how many jobs result from the activities of the Office, job training and empowerment and self-sufficiency for low-income persons are provided through CAN, INNterim, and DSS Young Parent Support Center.

A better measure of the County's effort to create and retain jobs and increase business development lies with the Department of Economic Development and their Office of Employment and Training. Aforementioned programs that work to improve the commercial outlook of the county are Baltimore County's Commercial Revitalization Program, the Baltimore County Executive's Advisory Board for Higher Education (EAB), and the several loan programs in place to help businesses expand and grow, including the Business Improvement Loan Program, Small Business Loan Fund, Revitalization Advantage program, Economic Development Revolving Loan Fund, High Technology Loan Fund, and Tax Exempt Bonds. These programs, with the guidance of the Baltimore County Workforce Development council really help to develop a skilled workforce in response to local needs. Given today's tight labor market, workplace training is critical to continued success and is a valuable retention tool. In some situations, BCOET invests funds to offset the extraordinary costs of training new employees. BCOET also assists businesses in identifying appropriate training vendors who can deliver workplace-training programs for new and existing employees. Students also participate in a program that integrates work-based activities with academics so they can make informed choices and develop the educational and skill set foundation to prepare for their career. Job shadowing opportunities are also available so that students gain "hands on" knowledge of careers that interest them.

Plans for the Future

Although Baltimore County has made exceptional progress this year, there are a few goals that the County was unable to achieve. Those goals, combined with plans for program expansion and improvement, comprise some of the future objectives of the County.

Education

Baltimore County has the following plans for improvement in education:

- decrease difference race/ethnicity currently makes in student achievement;
- improve pass rates on High School Assessments, especially in English and Biology; and
- meet Adequate Yearly Progress goals for special needs students and limited English proficient students.

Impact on Identified Needs

A community needs survey identified the most serious housing problems facing Baltimore County to be:

- rental housing,
- houses being on the for sale market for a long period of time,
- decreased property value, and
- vacant houses.

By working to make neighborhoods more livable and sustainable, the Department of Planning hopes to simultaneously eradicate these housing problems. Clearly they cannot be fixed in a year's worth of work, but by supporting programs like scattered site housing that reduce the isolation of income groups and the elderly, fewer and fewer neighborhoods will be viewed as undesirable and property values will react accordingly. Revitalization of rental-dominated communities, through rehabilitation and support services, should also make those neighborhoods more viable. Aforementioned programs like the Settlement Expense Loan Program, the Incentive Purchase Program, the Maryland Mortgage Program, the Payment in Lieu of Taxes Program, the CDBG program to fund single-family rehabilitation, and the State of Maryland's Housing Rehabilitation Program are all being utilized to increase home-buying and maintaining capacity. These efforts, combined with the efforts of the Department of Economic Development to increase economic opportunity and the Public Works to improve infrastructure and subsequently safety, will hopefully lead to systemic change that boosts the housing value and selling power of all Baltimore County communities.

A point in time study to assess homeless needs identified a high need for:

- child care assistance and other programs that provide job training and employment opportunities;
- programs for homeless veterans;
- health care, mental health care and substance abuse counseling,
- outreach and services for the elderly homeless population, and
- emergency shelters, job training, substance abuse treatment, housing placement, and help for the seriously mentally ill.

This CAPER has demonstrated throughout a commitment by the Department of Planning to fund homeless programs that not only give the homeless a bed but also provide the support services necessary for independence and a move to permanent housing. The County's numerous shelters, almost without exception, provide different forms of education and job training, substance abuse treatment, counseling, and housing placement. There are several shelters and non-shelter centers that provide support for domestic violence victims, the mentally ill, and substance abusers. The County is working to increase services to homeless children through an early childhood education program at the County's Eastside Family Homeless Shelter. The Westside Men's Shelter focuses on single men providing educational opportunities, management for substance abuse problems and disabilities, and help becoming gainfully employed.

Non-housing community development needs identified were improvement of neighborhood facilities, parks and recreation facilities, and water, street, and sewer improvements. The integration of traffic studies into planning and designing new facilities, the development of a system to identify pavement deficiencies, the establishment of a computerized maintenance management system to identify road maintenance, and a program for neighborhood traffic management have all made the streets a safer place to drive. Finally, the Department of Public Works is working to increase the frequency of cleaning storm drains and inlets to improve drainage system reliability during storms.

Indicators

Indicators for results can best be drawn from identified needs: home sales, property values, improved rental housing, availability of childcare, and the presence of job training, counseling, and mental health services for the homeless.

Unfortunately, due to the foreclosure crisis, both median and average sales price for all forms of housing have declined. Economic indicators are important for the County as a whole but cannot fairly be utilized to measure the Department of Planning's work. Creation and retention of jobs, along with increased development, are ideal byproducts of the Office's work but rely on so many tangential factors that the presence of job training and education programs is really the best indicator as far as aiding the homeless is concerned. Along with these programs, childcare must be in place to let working parents attend their jobs, and substance abuse counseling must be offered to make sure that they keep them. Earlier sections of this report emphasize the Office's strong concentration of support services and centers. Access to those services is present—and the County's future performance measurement efforts will involve a more advanced method for determining whether they are being fully utilized and resulting in the stable lifestyles they intend to create.

Activities and Grants

Status of Grant Programs

The FY 2012 Community Development Block Grant Program progressed according to schedule. Eight programs served numbers approximately double their original predictions of expected beneficiaries. These programs were: National Alliance for the Mentally Ill of Metro Baltimore, Baltimore County DSS Young Parent Support Center, Casa de Maryland, Creative Kids-Cockeysville, Delta Research and Education Foundation, Family Crisis Center Emergency

Shelter, Jewish Community Services, and Pro Bono Counseling. Other organizations serving significantly more than original projections included: Abilities Network, CEFM Network, Family Crisis Center Essex Middle River Victim Advocacy Program, First Step and the New Antioch Baptist Church ACE Learning Program.

Five programs had significant percentage differences between their original projections and the final numbers served. In the case of Alliance, the original goal reflected the number associated with their original grant application which requested more funding than ultimately granted. In the case of Associated Catholic Charities Kinship Care Program, this was the first year of the program and start up identification of appropriate participants took considerably longer than initially expected. Rebuilding Together experienced a change to their original plan to serve 30 households with 20 home repairs and 10 smaller fix-it jobs. Instead community need dictated 20 home repairs and four fix-it jobs, but on a total of 21 homes. For the second year a row, Creative Kids-Essex did not meet its projected numbers. This program acts as a coordinating program with the Department of Aging, a GED program, and childcare program. Department of Planning believes that Creative Kids failure to meet its numbers may be a reporting/counting issue by different staff at the program. Staff reported decreased numbers served, but programs remain full. Because of the coordination role of this program, it is possible that the way individuals are being counted has been changed by staff even though the program design has remained the same over the last several years. Baltimore County will be working with Creative Kids to determine their method of counting participants to determine why the numbers are not matching. Lastly, the Night of Peace (NOP) Homeless Shelter had trouble meeting its original projections. Initially, NOP planned to increase their bed capacity from 28- 42 by installing bunk beds. The organization was not able to get the bunk beds installed. As a result, their capacity remained at 28. Coupled with a few families that stayed longer than originally anticipated, and NOP was able to serve families according to their bed capacity, but at a number less than originally anticipated in their application.

Activities on Schedule and On Target to Meet Major Goals

All activities are on schedule and expected to meet major goals.

Timeliness of Grant Disbursements

All disbursements are timely.

Actual Expenditures v. Letter of Credit Disbursements

Actual expenditures do not differ substantially from letter of credit disbursements.

Adjustments/Improvements to Strategies/Activities to Meet Needs More Effectively

As demonstrated throughout this narrative, Baltimore County is constantly making adjustments to respond to activities that may not be meeting their initial goals. Through a combination of technical assistance and review of programmatic efforts, Baltimore County supports those efforts having difficulty meeting expected goals as well as those efforts that may need additional assistance due to high levels of success in meeting their goals, thereby creating increased demand.

Geographical Distribution and Location of Investments

With 640 square miles, Baltimore County is one of Maryland's largest and most populous counties with a population that is growing increasingly diverse. About 90 percent of Baltimore County citizens reside within the area served by public water and sewer in the neighborhoods ringing Baltimore City. These older communities have a decidedly urban feel, with the remaining 10% of the populace living in the more rural northern portion of the county. The vast majority of projects funded through the Department of Planning (DP) are located in our older communities with aging housing stock, more ethnic and racially diverse neighborhoods, and more low to moderate income communities. The attached maps show the cluster of programs funded by DP in FY2012 with the majority located in the central and southern portion of the County ringing Baltimore City.

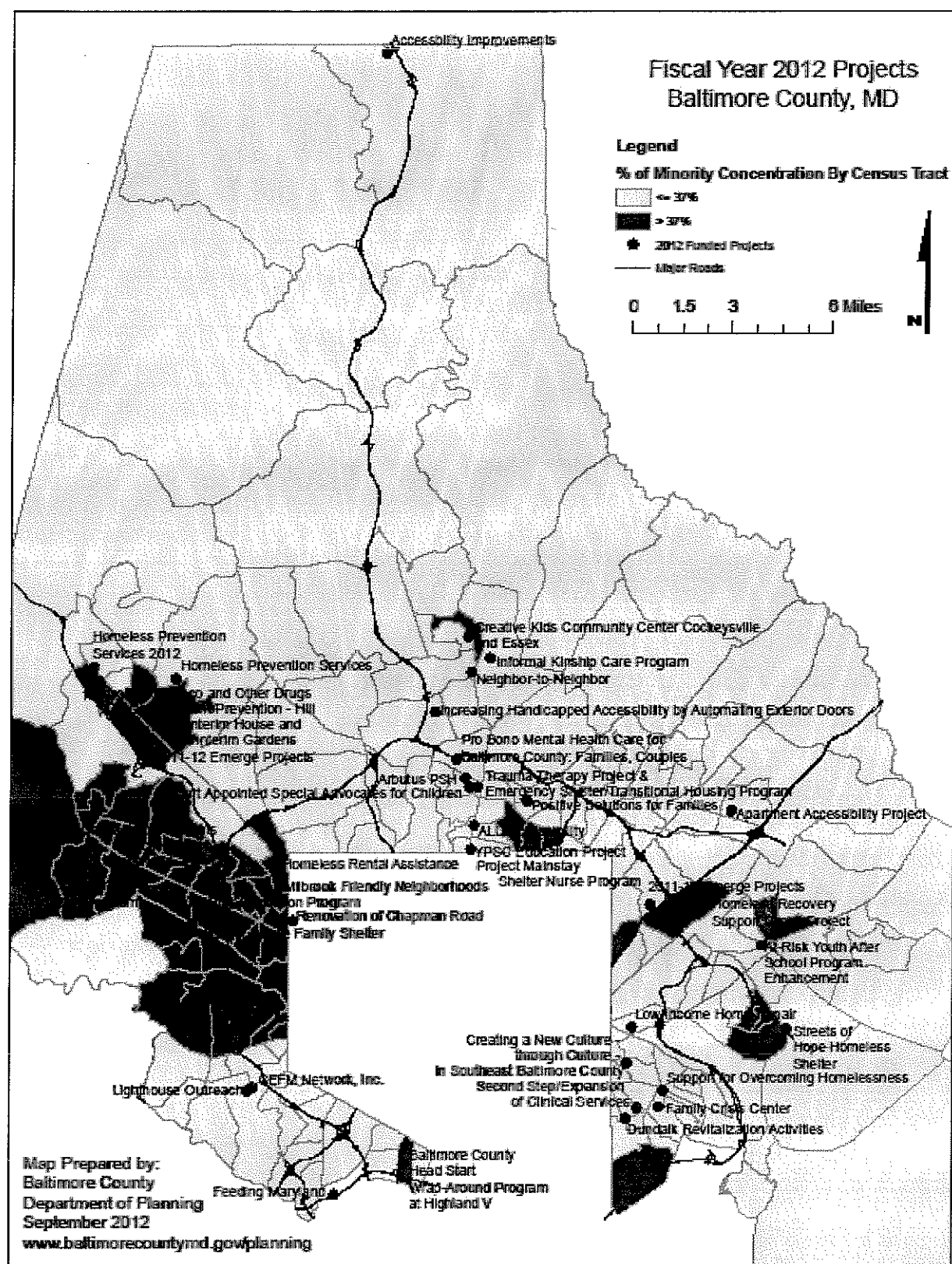
Although DP works throughout the County's older and more urban areas to preserve, stabilize and enhance the human, physical and economic condition of the County's urban communities, the Department of Planning placed particular emphasis on services and planning in areas of minority concentration, including Woodlawn, Randallstown, East Towson, and Turner's Station. Through a diverse set of programs and community partners, DP primarily focused its efforts on affordable housing needs, housing rehabilitation and repair programs, home ownership-counseling programs, homeless programs, and community support activities. Throughout the County, the Department of Planning funded infrastructure improvement projects and efforts to remove architectural barriers for our citizens living with a disability.

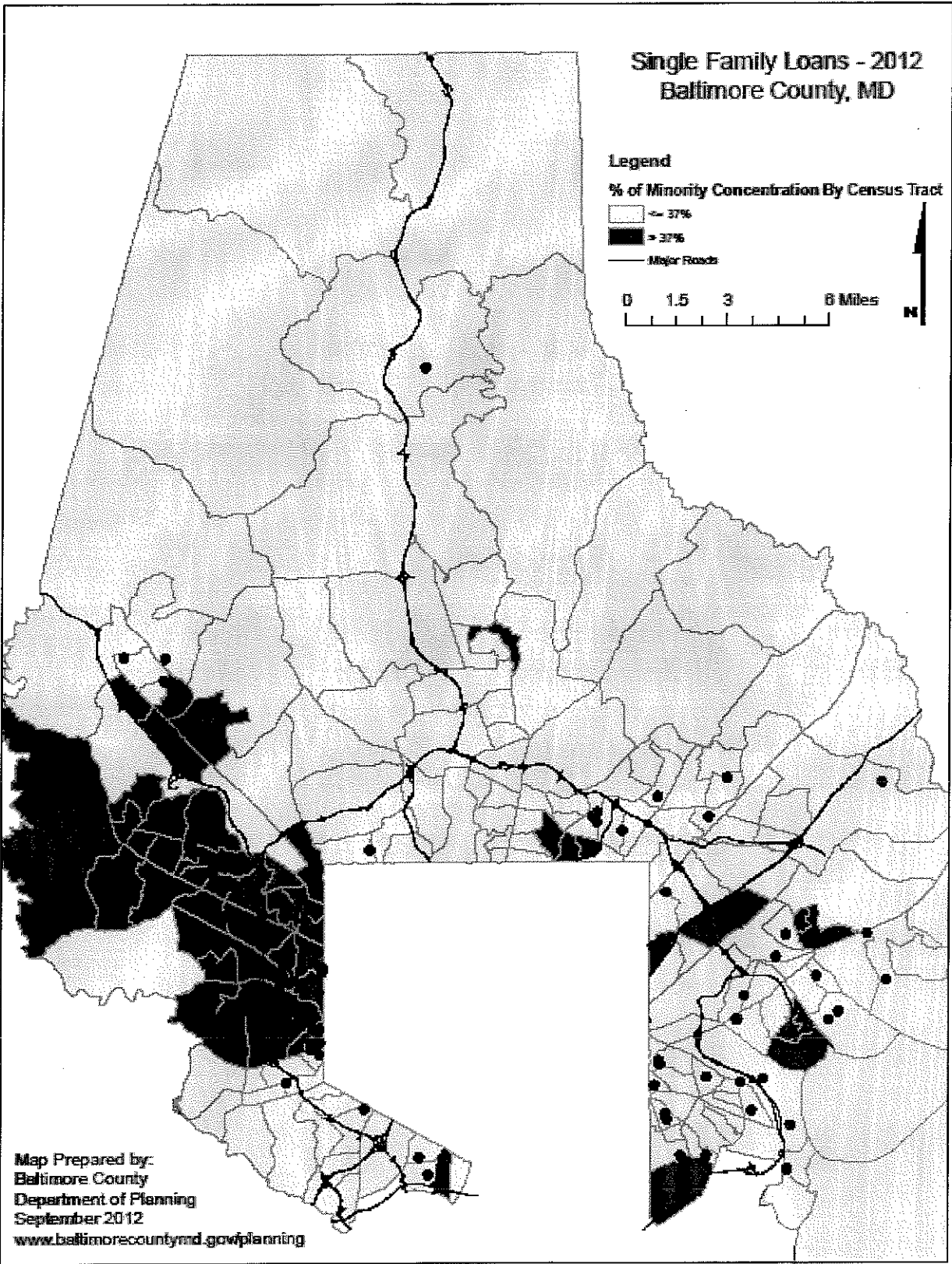
The County's Single Family Housing Rehab program and the Settlement Expense Loan Program (SELP) further demonstrate the County's commitment to meeting the needs of our minority communities. In our single-family loan program, 58% of our loans were to African-Americans. In our SELP program, 63% of our SELP participants were African-American. The African American population in Baltimore County is currently at 25%.

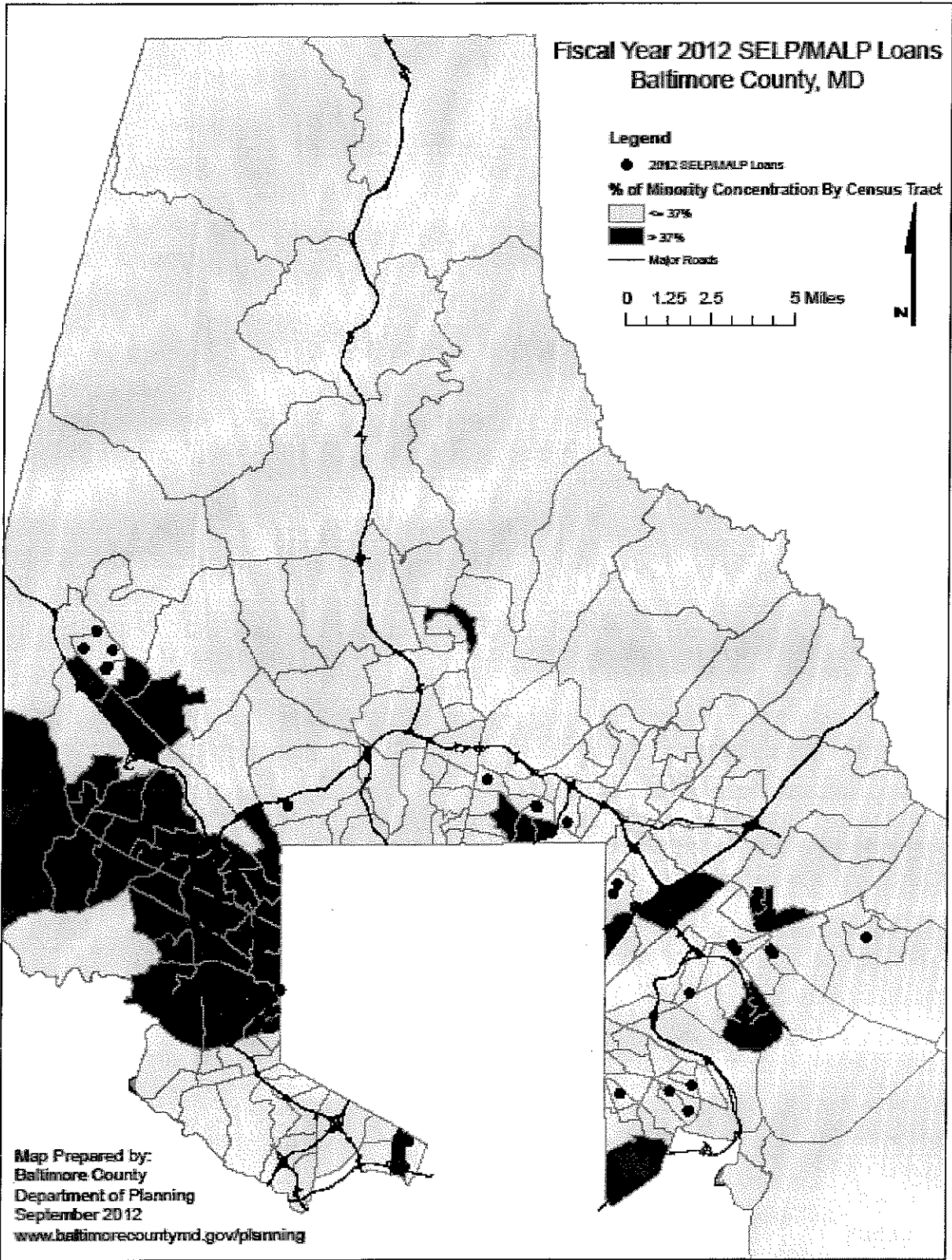
Baltimore County also has a growing population of limited English proficient citizens who require services. These populations are not clustered enough yet to be designated a minority tract according to the US Census; however, our beneficiary data supports the need for programs addressing the needs of these County residents. Several of our funded projects demonstrate this issue. Creative Kids, Inc operates two projects, one in Essex and one in Cockeysville, and both are located in areas with growing Hispanic populations and provide one of the few locations in each of their respective areas where Spanish speakers may find culturally appropriate services. The Adelante Familia program, a comprehensive domestic violence intervention and prevention service for the Latino community with locations in both the Southwestern and Southeastern portions of Baltimore County. The Casa de Maryland project offers citizenship classes and other referrals for those with limited English proficiency. Another project, Comprehensive Housing Assistance, Inc is located outside a minority census tract, but in a multi-family housing complex with large concentrations of Russian and Hispanic residents. The project pays for a program coordinator fluent in these languages to assist residents with referrals and resolution of community issues.

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The location of DP's investments mirror our hard work with federal, state, local, non-profit and faith-based institutions, private partners and community stakeholders to develop services in response to community need and to ensure investment in areas of racial and/or ethnic minority concentration. The following maps illustrate the County's investments in low-mod areas and in minority areas.







Institutional Structure and Coordination

Baltimore County, Maryland is a body corporate and politic that performs all local governmental functions within its jurisdiction. There are no incorporated towns, villages, municipalities or other political subdivisions in the county. The county has operated as a Charter County since 1957 and is governed by an elected County Executive and a seven-member County Council.

The County Council is the legislative body of Baltimore County government and approves all policy and budgetary actions. The County Executive represents the executive branch of government and appoints the Director of the Department of Planning as well as the heads of other county government agencies in order to daily represent the County Executive and to implement the policies and budgets as approved by the County Council.

The County Council is the county-elected legislative body, and it is vested with all law-making power granted by its Charter and by the General Assembly of Maryland. The seven members of the Council are respectively elected from each of seven contiguous and equally populated councilmanic districts. County Council members serve four-year terms. Each Councilman represents approximately 115,000 County residents.

The Department of Planning (DP) functions as the lead agency for housing and community development programs in Baltimore County. As the lead agency DP plans, administers, and implements the federally funded Community Development Block Grant Program, the HOME Investment Partnerships Program, and the Emergency Shelter Grant Program. DP also administers other programs including the State of Maryland funded Maryland Housing Rehabilitation Program and the Lead Hazard Reduction Program as well as other housing and community development programs.

Led by the agency Director and two Deputy Directors, DP is essentially divided into two divisions: Community Development and Neighborhood Improvement. The Neighborhood Improvement division (DPNI) includes: Grants Administration, Housing Opportunities, Homeless Services, and the Commission on Disabilities. Grants Administration is responsible for all aspects of contract management and compliance and is staffed by a Grants Administrator and grant specialists. The Housing Opportunities Program administers rehabilitation and homeownership programs. The staff of Housing Opportunities includes a Rehabilitation Programs Coordinator, Housing Inspectors, Housing Specialists, a Housing Program Administrator, a Finance Coordinator, and two office coordinators that provide administrative support. An Administrator/ADA Coordinator, and an office assistant staff the Commission on Disabilities. DPNI houses a Lead Hazard Reduction Program through HUD's Office of Healthy Homes, which includes several inspectors, a relocation specialist and a project manager. The coordination of Homeless Services also falls under the auspices of Neighborhood Improvement and includes a Homeless Services Coordinator, an office assistant, and the HMIS specialist.

DP works with several other governmental agencies and closely connected nonprofit agencies with well-defined roles in meeting the needs of low and moderate-income communities. These

agencies include the Departments of Health and Human Services, Economic Development, Aging, and the Local Management Board, Community Assistance Network, Prologue, Department of Recreation and Parks, Comprehensive Housing Assistance Inc and INNterim Housing, Inc. These agencies are instrumental in defining the needs of low-income populations and implementing programs to address those needs. The collective efforts of all these agencies and organizations provide Baltimore County's low to moderate-income populations with assistance that help address many of the obstacles and challenges that face them, as well as provide opportunities that improve the quality of life.

In addition to government agencies, the county has the opportunity to work with nonprofit organizations and service providers that assist low to moderate-income and special needs populations including the developmentally disabled, the mentally ill and chronic substance abusers. These providers include: Alliance, Inc., National Alliance for the Mentally Ill of Metro Baltimore, Prologue, the Arc of Baltimore, Inc., Chimes, Inc., Emerge Inc., Jewish Community Services, Mosaic Community Services, Inc, Penn-Mar Organization and First Step of Maryland. These providers not only serve difficult and needy populations, but they also provide these populations with representation to county departments, as well as the County Executive and the County Council since it is sometimes difficult for these comparatively small populations to voice their concerns.

Several housing partners are also intertwined with the county's institutional structure in the delivery of housing programs that serve low to moderate-income populations. Housing partners that administered the county's Settlement Expense Loan Program include: Diversified Housing Development, Inc., Eastside Community Development Corporation, Harbel Housing Partnership, and the We Are Family Community Development Corporation. Other housing partners include nonprofit and for-profit development corporations that provide affordable housing for elderly populations. These entities include Enterprise Homes, Associated Catholic Charities, Cooperative Services Incorporated, and Comprehensive Housing Assistance Inc. In addition, there are a number of Community Housing Development Organizations (CHDO's) such as Neighborhood Housing Services, the Dundalk Renaissance Corporation, First Journey, and Mosaic provide affordable housing or are developing affordable housing for low and moderate-income persons and households including persons with special needs populations including the developmentally disabled and the mentally ill.

Several county agencies, which may not work directly with low and moderate income populations, provide much needed technical assistance to other agencies and providers that do provide services and programs that serve low and moderate-income populations. These agencies include the Departments of Public Works and Department of Environmental Protection and Sustainability. Data such as demographics, land use, zoning, and public facilities, which are critical aspects for all communities and low-income communities in particular, are provided by these county agencies.

The coordination and management of housing assistance programs continues to be the primary responsibility of the Baltimore County Department of Planning. The office works closely with the Department of Aging, Department of Permits, Approvals and Inspections and Department of Social Services to address housing needs in Baltimore County. Since 75% of the County's

citizens reside in the areas designated as Planning areas, the County's housing programs and policies focus on these areas.

It is the County's hope to continue this work to develop and refine the strategies outlined in our Consolidated Plan, and to assist in bringing about the long and short-term changes we shall have to make in order to position the County so it can successfully meet the challenge of the twenty-first century.

Program Income and Financial Summary

Detailed herewith is a financial summary of all program income and loan activity generated as a result of CDBG program activities.

1. Program Income

Total CDBG Program Income for the Year \$ 323,610

2. Prior Period Adjustments: n/a

3. Loans and other receivables:

a. Float-funded activities outstanding as of the
end of reporting period: N.A.

b. Total number of loans outstanding as of
end of the reporting period: 718

Total number of loans outstanding and the principal
balance owed as of the end of the reporting period: \$12,179,077

Single-unit housing rehabilitation:

loans outstanding - 27
principal balance - \$318,391.89

Multi-unit housing rehabilitation:

loans outstanding - 1
principal balance - \$28,575.00

Economic development loans:

loans outstanding - 0
principal balance - 0

Real property acquisition loans:

loans outstanding - 0
principal balance - 0

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Total number of outstanding loans that are deferred or forgivable as of the end of the reporting period:

Single-unit housing rehabilitation:

loans outstanding - 690
principal balance - \$11,832,110
deferral terms – resale/transfer of title

Multi-unit housing rehabilitation:

loans outstanding - 0
principal balance - 0
deferred period – cash flow mortgage

Public facilities acquisition loans:

loans outstanding – 0
principal balance - 0
deferred period – 0 years

4. Parcels acquired or improved with CDBG funds that are available for sale as of end of reporting period: none
5. Number and amount of loans in default and for which the balance was forgiven or written off during the reporting period: none
6. Lump sum drawdown agreement: none

RECONCILIATION:

Unexpended CDBG balance shown on previous year's report:	\$ 1,112,806.87
Entitlement Grant:	\$ 3,747,794.00
<u>Program Income:</u>	<u>\$ 323,609.57</u>
Total Available:	\$ 5,184,210.44
 Deduct Total Expenditures:	 \$ 4,393,153.24
Total Reconciling balance to carry over unexpended CDBG:	\$ 791,057.20

Housing Opportunities for Persons With AIDS

Grantee & Community Overview

The Baltimore County Department of Health (BCDH) has been offering HIV services with the opening of its first HIV testing, counseling and referral services clinics in 1985. Since that time, BCDH has become one of the major providers of HIV service in Baltimore County. The Bureau Chief for Medical Social Work is Phyllis A. Hall, LCSW-C, the Case Management Program Manager is Brian Fitzsimmons, LCSW-C, and the HOPWA Grant Administrator is Kristi L. Foehrkolb.

HUD's Office of HIV/AIDS Housing administers the Housing Opportunities for Persons with AIDS (HOPWA) and provides federal oversight to ensure that all programs and initiatives are responsive to the special needs of persons living with HIV/AIDS. Baltimore Homeless Services, Inc. serves as the grantee in the Baltimore Eligible Metropolitan Area (EMA) for HOPWA funds and BCDH serves as the project sponsor for the HOPWA grant. Baltimore Homeless Services, Inc administers the program, distributes funds, provides technical assistance and conducts site visits for the EMA. HOPWA dollars may be used for a wide range of housing, social services, program planning, and development costs. Services covered by HOPWA include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units, costs for facility operations, rental assistance and short-term payments to prevent homelessness. HOPWA funds also may be used for health care, mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living, and other supportive services. (www.hud.gov)

In Baltimore County, HOPWA funds are primarily used (82%) for Tenant-Based Rental Assistance (TBRA) long-term housing subsidies. A small portion (1%) used for supportive services such as eviction prevention, utilities, first months rent and other sources not covered under alternative funding streams. The HOPWA Program Supervisor is paid from the grant's 7 % administrative fee.

Address priority unmet housing needs for the eligible population – Projections & Activities Planned

The primary goal of the HOPWA program is to assist HIV-positive Baltimore County residents who are in need of emergency and long-term housing to obtain permanent housing in order to enhance their ability to access and/or maintain primary medical care and continue to live independently.

According to a December, 2011 profile from the Center for Epidemiology and Health Services Research of the Infectious Diseases and Environmental Health Administration, 2,645 Baltimore County residents were living with HIV. Of these, 2,645, 80% were African American and 36% were female. BCDH's HOPWA program is within a larger program serving all eligible HIV-positive residents of Baltimore County. This program, the HIV Case Management Program, serves over 450 low-income families in Baltimore County. The need for safe, affordable and stable housing is often identified as a primary need for many of the program's clients, the majority of whom are under 250% of the federal poverty level. Approximately 50% of BCDH's

HIV-positive clients have some type of housing subsidy. BCDH social workers and case managers work with eligible clients to develop a realistic and practical plan of care to maximize their ability to live independently in the community.

BCDH administers the HOPWA program and the Department of Planning manages the TBRA component of the grant. Staff from both agencies meets regularly with the Department of Planning staff to review policies and procedures, evaluate program outcomes, and determine potential barriers that may impact clients' ability to obtain and/or maintain their housing voucher. During FY '12, HOPWA provided housing vouchers to 98 beneficiaries.

The HIV Case Management Program works closely with all clients, including those on the wait list, in an effort to help them find alternative housing with family, friends, or in shelters until a voucher is available. A number of supportive services are available to persons living with HIV/AIDS to ensure that they receive health care, live independently in the community, and reduce their risk to homelessness. Each client is assigned to a case manager who helps him or her develop a plan of care that includes services needed to meet these objectives. Short-term housing assistance is often a part of the care plans and contributes to the stabilization of the client's housing and their ability to live independently in the community. Housing services are accompanied by an individualized housing plan with goals to achieve housing stability through treatment; employment and other assistance intended to reduce their risk of becoming homeless.

Maximize Existing Resources

The HIV Case Management Program's primary goal is to link clients to medical and/or social services that stabilize their health and allow them to function independently within the community. A key factor to ensuring a client's health is access to permanent, safe, affordable housing. The HIV Case Management staff works closely with the clients who are receiving rental assistance to ensure that their housing re-certifications are completed annually. BCDH receives multiple funds to help clients with their unmet medical and psychosocial needs. Every effort is made to maximize these resources in a way that allows us to best help each and every individual in need.

Every client is assessed to determine their eligibility for all Ryan White Part A and B emergency and medical services, Maryland Energy Assistance Program (MEAP), unemployment benefits, disability benefits, food stamps, Medicaid, and other public entitlements that may help them balance their budget. Clients in need of emergency financial assistance for rent, utilities and/or food may be eligible to receive Ryan White funds to cover the need.

BCDH receives Ryan White Part A grant funds for emergency housing to prevent eviction, utility turn-offs, and assistance with emergency bed-nights at local transitional housing providers. Additionally, BCDH receives other Ryan White funds (see attachment A) to provide medical case management services, medication assistance, food and nutrition, transportation and other uncovered professional medical services (laboratory fees, eyeglasses and durable medical equipment).

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Below is a complete list of all funds available to BCDH for the purpose of assisting HIV-positive Baltimore County residents.

Baltimore County Department of Health HIV/AIDS Funding Sources

Funding Source	Amount	Services Provided
Ryan White Part A – Case Management *	\$ 73,066	Provides case management services to medically complex and/or fragile HIV/AIDS clients
Ryan White Part A – Medical Transportation*	\$ 30,000	Provides medical transportation services to eligible Baltimore County residents
Ryan White A – MAI Transportation	\$12,183	Provides transportation services to eligible Baltimore county residents.
Ryan White Part A – Emergency Food Assistance*	\$4,500	Using these funds as the funds of last resort, clients are provided with a gift card for food from Mars or Giant.
Ryan White Part A – Housing Assistance*	\$ 55,258	Provides emergency renal assistance and short-term (6 months max) payments for emergency housing.
Ryan White Part A – EFA*	\$ 4,000	Provides medication assistance to low-income clients. Using these funds as the funds of last resort assistance rendered for client professional visits.
Ryan White Part A – Health Insurance Premium and Cost Sharing*	\$ 5,000	Provides on going medication and insurance premiums assistance to eligible Baltimore County residents.
Ryan White B	\$1,020,716	Provides case management and client advocacy services. Also, outpatient medical care is provided to the client.
Ryan White B – State Special Funds – HIV Case Management	\$ 69,438	Provides assistance with health insurance applications.
Prevention Services	\$ 460,270	Provides intensive group education, individualized support and prevention counseling via 6 population-specific projects. Target population is incarcerated women that are at high risk for becoming HIV infected. Testing and counseling using the SISTA curriculum is provided on-site.
Expanded HIV Testing	\$ 174,760	Provides counseling and testing services in clinical settings.
Partner Services	\$185,000	Provides notification, Counseling Testing and Referrals

		(CTR) to infected persons and their partners for the purpose of linking them to healthcare.
HOPWA	\$1,243,947	Provides housing and related services needs of low-income persons and their families living with HIV/AIDS in Baltimore County. This includes the salary of the HOPWA Program Supervisor and the Housing Associate, Tenant Based Rental Assistance/long-term housing assistance, support service assistance, and the Tenant-Based Rental Assistance Fee.
County Operating Budget	\$ 931,317	In-kind contribution – Managerial and administrative support for the HIV programs

* The Ryan White Title I programs run on a different fiscal year. The fiscal year covered is March 1, 2012 to February 28, 2013.

Specific HOPWA Objectives

Service Category: HOPWA	Period Covered: July 1, 2012 to June 30, 2012	Prepared by: Phyllis A. Hall, LCSW-C
<u>Problem Statement:</u> Baltimore County residents living with HIV/AIDS may experience barriers accessing and/or maintaining primary medical care and other supportive services without the availability of housing assistance.		
<u>Goal:</u> To provide Long-term and emergency housing to Baltimore County residents living with HIV/AIDS to help them achieve housing stability, reduce their risk to homelessness, and improve access to primary medical care and other supportive services.		

Objectives	Activities	Evaluation methods
1. To provide long-term housing assistance to 93 clients case managed by BCDH, Bureau of Healthcare Access by June 30, 2012.	Responsible Staff: HOPWA Program Supervisor, Program Manager, and Case Manager. The HOPWA Program Supervisor will ensure that the clients referred by Case Management staff meet the criteria for HOPWA subsidized housing. Case Managers will work with clients to develop individualized housing plan to help the client achieve housing stability, reduce their risk of homelessness and improve access to primary medical care.	Using the facility database, the program will retain identified baseline information and service activity for each case. HIV Case Management Program Manager as part of QA/QI, review individualized housing plans developed by the case management staff.
2. To provide STRMU assistance to 18 clients case managed by the Bureau of	Responsible Staff: HOPWA Program Supervisor, Program Manager, and Case Manager.	Using the facility database the program will provide statistical and fiscal reports

Healthcare Access by June 30, 2012.	The HOPWA Supervisor will ensure that the clients referred by Case Management staff meet the criteria for HOPWA short-term housing assistance and maintain fiscal responsibility. Program Manager will review client requests to ensure funds are used according to regulations. Case Managers will work with clients to develop individualized housing plan to help the client achieve housing stability, reduce their risk of homelessness and improve access to primary medical care.	regarding use of short-term housing assistance funds. The HOPWA Supervisor will generate statistical and fiscal reports as required by HUD.
3.To provide supportive services to 15 clients case managed by the Bureau of Healthcare Access Case Management program by June 30, 2012.	Responsible Staff: HOPWA Program Supervisor, Program Manger, and Case Manager. The HOPWA Supervisor will ensure that the clients referred by case management staff meet the criteria for HOPWA supportive services and will prepare statistical financial reports. Case Managers will work with clients to develop individualized housing plan to help the client achieve housing stability, reduce their risk of homelessness and improve access to primary medical care.	Using the facility database, the program will provide statistical and fiscal reports regarding use of short-term housing assistance funds. The HOPWA Supervisor will generate statistical and fiscal reports as required by HUD.

GOALS: Housing Opportunities for Persons with AIDS (HOPWA) grant

Goal: To ensure that Housing Opportunities for Persons with AIDS (HOPWA) beneficiaries in Baltimore County can continue to live independently in the community at their optimal level of functioning.

Objective 1: Provide seamless services to HOPWA beneficiaries and their families.

Result: The collaboration among The Baltimore County Department of Health (BCDH) and Baltimore County Office of Planning staff has lead to the following:

- Facilitation of the application process that results in expedited eligibility determinations and increased rates of approval and retention of voucher subsidies

- Reduction of barriers that impact the beneficiaries ability to obtain/maintain housing their voucher subsidy and further reduce delays in eligibility for new and re-certifying beneficiaries
- Provision of case management services for all eligible HOPWA beneficiaries

Objective 2: Stabilize housing for persons living with HIV/AIDS and their families until they transfer to the Housing Choice Voucher Program or have sufficient income to pay for their housing without a subsidy.

Result: During FY12, ninety-eight (98) individuals with HIV/AIDS and their immediate family members received HOPWA housing subsidy vouchers. Leases for these rental units are committed on an annual basis in order to sustain long-term housing assistance. The total number of individuals who benefited from this support was one hundred and ninety-two (192), (98 clients and 94 family members).

Objective 3: Provide supportive services for persons living with HIV/AIDS to ensure that they can remain independent within the community.

Result: BCDH provides case management services to all HOPWA beneficiaries and those clients on the housing voucher subsidy waiting list. Clients met with their assigned case manager to jointly develop an individualized plan of care that addresses their specific needs. These plans include access to medical care, affordable housing, transportation, mental health, substance abuse treatment, and other support services. Particular attention is given to targeted populations who are at risk for homelessness, poor medical treatment adherence and lack of social support. Clients on the HOPWA waiting list are linked to a case manager who works closely with the clients to help them prepare the necessary documents needed when their name comes to the top of the wait list. Clients waiting for permanent housing may need to utilize one of the County's shelters or temporarily live in the home of a family member or friend. In these situations, the case manager coordinates with all the involved parties to ensure that the client is able to continue to access medical care and other identified supportive services.

Accomplishments

In FY'12, HOPWA provided housing voucher subsidies to ninety-eight (98) unduplicated clients. The program currently has one hundred and seventy-three (173) clients on the wait list. The increase in the wait list is a result of the program reaching its capacity. Without additional funding; clients must wait until a voucher becomes available. The cost of HOPWA voucher subsidies has grown in keeping with HUD's increase in fair market rents for the Baltimore region. The average rental subsidy is \$957.00. Per the directive of our monitor at Baltimore Homeless Services, the wait list was closed in March 2012. Per Federal regulation, HOPWA must close its wait list once the time period to get a voucher

is more than 2 years. According to the Baltimore County Housing Office, the wait list for Housing Choice Subsidy Program vouchers is approximately 8-10 years.

In Baltimore County, HOPWA funds are used primarily (82%) for Tenant-Based Rental Assistance (TBRA), a small portion (1%) is used for supportive services. Supportive Services include: eviction prevention, utilities, transportation, mortgage assistance and first month's rental assistance. The HOPWA grant provided Short-Term Rent, Mortgage, and Utilities (STRMU) assistance to 3 unduplicated clients, 18 unduplicated clients with Support Services, and 4 unduplicated with Permanent Housing Placement Services.

Listed below are the outcomes for assistance awarded this fiscal year.

A total of 4 unduplicated clients were assisted with Permanent Housing Placement Services in FY'12.

- 4 clients received assistance with first months rent

A total of 18 unduplicated clients were assisted with Support Services in FY'12.

- 18 clients received assistance with transportation needs through the purchase of monthly bus passes and/or monthly mobility passes

A total of 3 unduplicated clients were assisted with Short-Term Rent, Mortgage & Utilities (STRMU) during FY'12.

- 2 clients were assisted with rental assistance
- 1 client was assisted with a mortgage payment assistance

Barriers and Recommendations

- Housing Availability/Affordability: Locating safe, affordable housing has always been a concern for our clients. In some cases, the voucher expires because the client is not able to locate housing. HOPWA program staff works closely with the clients who are trying to locate affordable units.
- Lack of Alternative Subsidy Housing: In the past, HOPWA beneficiaries quickly moved up on the Housing Choice Subsidy wait list and obtained that subsidy. This process allowed the HOPWA voucher program to operate without a wait list. Currently, clients on the wait list for the Housing Choice Subsidy can expect to wait much longer, 8-10 years, resulting in a longer wait for a HOPWA subsidy, 3+ years.
- Credit/Rental History: A significant portion of our potential HOPWA beneficiaries have poor credit and rent histories due to extensive periods of unemployment, illness, homelessness, incarceration, or lack of marketable job skills. Many clients see their applications rejected by large apartment complexes with rigid criteria even while using the HOPWA subsidy. These clients must rely on private landlords willing to rent to them despite their credit or employment

histories. BCDH routinely sponsors debt management and credit reparation seminars that focus on household budgeting and money management skills.